Phase 1 Background Report
Economic and Fiscal Conditions

Study Plans R-18 and R-19
Oroville Facilities Relicensing

Final

Prepared for:

Recreation and Socioeconomics Work Group

Developed by:

Harza/EDAW Team
100 Howe Avenue, Suite 210 South
Sacramento, California 95825

and

California Department of Water Resources
Division of Environmental Services
Division of Planning and Local Assistance

May 2003

Executive Summary – Phase 1 Background Report on Economic and Fiscal Conditions

BACKGROUND

The purpose of the background report is to compile socioeconomic and fiscal data pertaining to the local economy affected by the Oroville Facilities that are useful for: 1) developing the community-based models for assessing economic and fiscal effects of the Project; and 2) evaluating the potential effectiveness of alternative enhancement measures to contribute to local economic development. Key questions that need to be addressed by the background report are:

- What is the existing economic structure of the major community centers in Butte County and how have the economies of these communities changed since Lake Oroville was constructed in the early 1960's?

- Does Oroville, as the trade center most affected by recreation activity at Lake Oroville, have the industrial infrastructure (i.e., diversity and number of businesses) to adequately support current and future levels of recreation activity and tourism related to use of the Oroville Facilities?

Study Plan R-18 (Recreation Activity, Spending, and Associated Economic Impacts) and Study Plan R-19 (Fiscal Impact Study) for Oroville Relicensing identifies the need for

preparing a background report. The objectives for the background report were discussed briefly at the initial meeting of the Socioeconomic Studies Technical Review Team on September 26, 2002, and subsequently refined. Four study objectives were identified for the economic and fiscal conditions background report:

1. Describe the economic base and components of income for each of the four community areas (Oroville, Paradise, Gridley/Biggs, and Chico) and Butte County;

2. Identify historical information on indicators of economic, fiscal, and demographic conditions for each of the four community areas;

3. Evaluate the historical trend in property values relative to countywide indices and assess the relationship, if any, of property values to Project operations; and

4. Assess supply and demand factors for the recreation and tourism economy in the City of Oroville.

With the exception of the assessment of the relationship of property values to project operations and the assessment of supply and demand factors, this report addresses these objectives. In addition, this report presents historical information on expenditures by state agencies on construction and operations and maintenance activities related to management of recreation-related Oroville Facilities. The remaining objectives of the background report will be the focus of a second phase of study to be conducted once

the community economic impact models have been developed. A draft Phase 2 report is expected to be completed and distributed in January 2004.

The methods used to conduct the study involved collecting, compiling, and analyzing historical and current data from a number of sources, including the California Department of Finance, State Controller's Office, California Employment Development Department, and U.S. Bureau of the Census. Historical data dating back to 1960 were compiled, where available. Key economic indicators include per capita income, labor force, and unemployment rates. Key fiscal indicators include sales tax revenues, transient occupancy tax (lodging tax) revenues, and construction, operation and maintenance expenditures by state agencies directly involved in the management of recreation-related Oroville Facilities. Demographic indicators include population, age, and education.

In addition, historical data on assessed property values were obtained through the State Board of Equalization Annual Reports to evaluate the historical trends in assessed property values compared to statewide and regional indices of assessed property values. Data for the 1960 to 2001 period were obtained to correspond with the period of construction and operation of the Oroville Facilities. The data were divided into two periods (1960 through 1977 and 1978 through 2001) to evaluate the trends prior to and after passage of Proposition 13, which imposed limits on increases in assessed property values.

For comparison purposes, historical data on sales tax revenues, lodging tax revenues and property values also were collected for the City of Redding, a regional trade center

with a strong retail trade sector and with nearby water-based recreational facilities at Lake Shasta and Whiskeytown Lake. These data allowed for comparisons with similar data for the City of Oroville.

DEMOGRAPHIC CHARACTERISTICS AND TRENDS

Butte County has grown in population by about 250 percent in the period since the construction of Lake Oroville Dam in the 1960's. Neighboring agricultural counties in the Sacramento Valley such as Colusa, Glenn, and Tehama have all grown slower than Butte County. In the last 20 years, Butte County's growth rate has dropped behind the State average and is less than the other Sacramento Valley counties. Yolo and Glenn Counties are the only two Sacramento Valley counties growing at a slower rate than Butte County.

Butte County is projected to double in population over the next forty years. In comparison, the State of California is projected to grow by 170 percent over the next forty years. Although the population growth rate in Butte County is not projected to be as high as some of its neighboring counties, the population growth rate in Butte County is projected to be higher than the Sacramento Valley regional average.

Butte County has an unusually high proportion of retirees. The Chico-Paradise Metropolitan Statistical Area (MSA), which corresponds to the boundaries of Butte County, ranks 14th *nationally*, with 18.6 percent of the population 65 and over.

Most of the population growth in the incorporated areas of Butte County since 1960 has occurred in Chico, which owes much of its growth to annexation of development that surrounded the incorporated area. The annual average rate of population growth in Chico was about 4.1 percent between 1960 and 1980 and increased to about 7.5 percent between 1980 and 2000.

Data from the U.S. Census on population growth in the incorporated areas of Butte County over the past ten years shows that the Chico and Paradise areas are the fastest growing, with respective growth rates of 16.3 percent and 11.8 percent. The southern part of the County shows the slowest growth, though that appears to be changing with the development of large subdivisions in Gridley. The completion of planned improvements to California Highway 70 and US 99 should accelerate development pressure on the southern part of the County.

Between 2000 and 2025, the population of Chico is projected to increase at an annual average rate of 3.2 percent and the population of Paradise is projected to increase at an annual average rate of 1.5 percent; the populations of Gridley, Biggs, and Oroville are all projected to increase at an annual average rate of 2.4 percent.

There is a very strong concentration of retirees in the Paradise area with almost 25 percent of the population being 65 or older. Paradise also has a high proportion of residents 85 and older, which require specialized medical and home services, often in an institutional setting. Paradise and Oroville have the largest percentage of employment in nursing and protective care facilities. Paradise has a significantly larger component of its employment in hospitals than the other communities.

ECONOMIC CONDITIONS AND TRENDS

Oroville and many of the smaller towns along the Feather River owe their origin to the mining boom that followed discovery of gold at Sutter's Mill. Placer gold along the Feather River caused boomtowns to spring up wherever there was a rich deposit. Early farming was characterized by bonanza wheat farming and the towns of Biggs and Gridley were settled in this era of wheat farming.

The passage of legislation authorizing the formation of irrigation districts signaled a major change in the structure of agriculture in Butte County. Irrigation replaced wheat with more valuable cash crops such as oranges and olives. Growers formed cooperatives and associations with household names such as Blue Diamond, Sun-Maid, and Sunkist. These associations were formed to store, process, and market the varied agricultural products of the region. They played a major role in developing and marketing new crops that produced the diversified agricultural base that characterizes Butte County.

The construction of the Central Valley Project (CVP), a federally funded public works project of the Depression Era, developed the water resources of the Sacramento River and built a network of irrigation canals to carry the water south. The CVP was a catalyst for major change in agriculture in the region. Irrigation districts had formed earlier to divert water from the Feather River and its tributaries, but the CVP developed irrigation on a scale not previously known in California. In the 1960's, the State of California

augmented water storage provided by the CVP with the development of the State Water Project, including Lake Oroville.

The largest segment of employment in Butte County is in the services sector, which accounts for 44 percent of total employment countywide. The services sector includes business services, personal services, educational services and social services. The large services sector in Butte County also reflects the relatively low wages paid in most service sector occupations.

Butte County has a high proportion (28%) of employment in educational services, which reflects the presence of California State University at Chico and Butte College; the only county in the region with a higher proportion is Yolo County (presumably because of the presence of the University of California at Davis). Butte County also is high in recreation services (lodging, amusement, and associated tourism services), with 9.2 percent of employment servicing the tourism and recreation industries. The only two counties in the region with a higher proportion of employment in recreation services are Shasta County (9.5%) and Plumas County (11%), probably reflecting the extensive National Forests and reservoirs within these counties.

The agriculture, construction, and manufacturing sectors in Butte County are all comparable in size, each accounting for about 5 percent of total employment. The proportion of employment in agriculture in Butte County is much lower than in adjacent agricultural counties such as Colusa (26%) and Glenn (21%) counties. Butte County shows characteristics more similar to metropolitan counties in this respect but still has significant agricultural dependency.

Manufacturing, which includes food processing and all other manufacturing industries, accounts for 61 percent of the economic base in Butte County. The economic base of a community is the collection of economic activities that bring monies into the community from outside the community. Virtually all manufactured goods produced in the County are exported. Agriculture (16%) is another key component of the economic base in Butte County. The trade and service sectors also are strong in the County; this reflects Chico's role as a regional trade center. A small portion of the economic base is in the government sector and reflects the role of California State University at Chico and Butte College in providing services to residents in other parts of the State.

Butte County residents receive roughly 60 percent of their income from wage and salary earnings. The other sources of income for Butte County are interest, dividends, and rent (8%), government transfer payments (13%), retirement income (8%), and self-employment income (10%). The percent of income from wages and salaries ranks low in comparison to neighboring counties and to the California average. Counties such as Sacramento and Yolo, with good high-paying jobs, rank significantly higher than Butte County on this measure. Conversely, Butte County ranks high in the percent of total income derived from government transfer payments (social security payments, supplemental security payments, and public assistance). These government transfer payments do not include Farm Service Agency payments, which are included as business income. About 10 percent of total income in the County is attributable to these sources.

Out-commuting to the Yuba City-Marysville area and the Sacramento area is another major source of income to the County. Census estimates show that 10,166 residents

commuted to jobs outside the County in 2000 and 466 residents commuted to jobs outside the State. Over 1,000 Butte County residents commuted to Glenn County. Commuting has been increasing over the past ten years and will continue to increase as improvements are made to highways serving the County. Property and housing costs are significantly lower than they are in the Sacramento metropolitan area, so the County will continue to see land and housing development associated with commuting to the metropolitan area.

Average income of residents of Butte County is significantly below regional, state, and national averages. In 2000, Butte County had the lowest median household income ($31,924) in the Sacramento Valley region. Its household income level was 67 percent of the California median household income ($47,493), and also was well below the national median ($41,994).

Each of the four community areas in Butte County (Oroville, Paradise, Chico, and the Biggs/Gridley area) has a core commercial area. The strength of the commercial area varies in the four areas but, in each of the areas, the residents do a significant amount of their shopping in the local commercial area. There is significant out-commuting in all four areas, and in-commuting is important in the Chico area. Out-commuting describes a situation where residents of an area commute to jobs outside the community area in which they reside.

Other important economic characteristics and trends in these four community areas include the following:

- Oroville's economy has traditionally been based on a manufacturing and government services associated with it being the county seat. The manufacturing sector has diminished considerably in the last 10 years but is still an important part of the economic base. The service industry is the largest employer in the Oroville area, and constitutes about a third of the employment within the area. Residents of the Oroville area derive about 50 percent of their income from employment in the Oroville area (earnings by place of work) and receive about 25 percent of their income from government transfer programs, which is higher than any of the other incorporated areas in the County. In 2000, the City of Oroville had the lowest median household income ($21,911) of any community in Butte County.

- The Paradise area is a bedroom community for Chico, with most of the employment in resident-serving industries (services sector); few goods and services are exported out of the Paradise area. The services industry is the primary source of employment in the Paradise area. Residents of the Paradise area receive the majority of their income from wage and salary earnings; at 37 percent of all income, this is lower than any other incorporated area of the County. About 15 percent of wage and salary earnings is associated with out-commuting, primarily to the Chico area. Social security income also is significant in Paradise. The significance of these two sources of income reflects the large proportion of retirees. Household income in the Paradise area is about 5 percent above the County average.

- The Biggs-Gridley economy shows that agriculture represents about 75 percent of the economic base, with the remainder of the economic base primarily associated with tourism. Agriculture also is the primary source of employment in the Biggs-Gridley area, with more than 50 percent of all employment in the area linked to agriculture. Biggs-Gridley is a classic out-commuter economy, with a relatively significant proportion of the income in the area derived from commuting to work outside the area. The strongest out-commuting pattern is to Yuba City and the Sacramento Metropolitan Area. Retirement income also is significant in the Biggs and Gridley areas.

- The Chico area has a diversified manufacturing sector that is a key part of the economic base of Chico. Other sectors important to the economic base of Chico include state and local government (including CSU-Chico), business services, agriculture and agricultural services, and trade. In terms of employment, trade is the largest employer in the Chico area with 18 percent of total employment. The services industry also is very strong. Employment in these sectors reflects Chico's role as a regional trade and service center. Most of the income of residents is derived from working within the area, accounting for 79 percent of all income in the area. The economy of the Chico area is a strong magnet for residents of the surrounding areas of Butte, Tehama, and Glenn Counties, and out-commuting and in-commuting are more or less in equilibrium. Income levels in the Chico area are similar to the County average.

FISCAL CONDITIONS AND TRENDS

Fiscal indicators include sales tax revenues and transient occupancy tax revenues (lodging taxes). All revenues described in this section have been adjusted for inflation and are expressed in year 2000 dollars. The following information summarizes findings from the assessment of sales tax revenues:

- During fiscal year (FY) 1998-99, Chico and Oroville led all jurisdictions in Butte County, and also Redding, in per capita sales tax revenue. During that year, per capita revenues were as follows: Chico, $199; Oroville, $197; Redding, $178; Gridley, $142; Paradise, $50; Butte County, $34; and Biggs, $11. The current sales tax rate in all of these areas is 7.25 percent, of which 1 percent is returned to the jurisdiction where taxable sales occur.

- Between FYs 1960-61 and 1998-99, Chico, Gridley, and Oroville have all experienced growth in real annual per capita sales tax revenues, averaging 1.2 percent, 0.9 percent, and 0.4 percent, respectively, over that period. Per capita revenue growth in unincorporated Butte County, Paradise, and Biggs have actually declined in real terms since FY 1960-61 (or since FY 1980-81 in the case of Paradise). The 1 percent local share of the sales tax rate has remained in effect over the FY 1960-61 through FY 1998-99 period.

- Between FYs 1960-61 and 1993-94, Oroville's annual per capita sales tax revenues exceeded the per capita revenues of all cities within Butte County.

In FY 1994-95, Chico caught up to Oroville, and the per capita revenues of the two cities have been similar since, again indicating that Oroville has "held its own" within the region in terms of attracting taxable sales.

- Butte County's sales tax revenues have remained relatively low over the 39-year period, with per capita revenues actually declining in real terms from $51 in FY 1960-61 to $34 by FY 1998-99. With the exception of the City of Biggs, Butte County receives the lowest per capita revenues of all jurisdictions within the county.

- Given its relatively small population (estimated at 5,033 in 1999), Gridley's per capita sales tax revenues have been relatively strong over the 39-year period, indicating a healthy retail sector that includes taxable sales of inputs for agricultural operations and the ability to attract sales from outlying areas and visitors.

- The Town of Paradise, which incorporated during FY 1979-80, has experienced relatively low per capita sales tax revenues given its status as the county's second largest city. The town's $50 in per capita sales tax revenues during FY 1998-99 indicates sales leakage to other communities, such as Oroville and Chico, and also suggests that expenditures by Lake Oroville recreationists do not have a substantial effect on the town's sales tax revenues.

The following information summarizes findings from the assessment of lodging tax revenues.

- On a per capita basis, Chico and Oroville have generated similar levels of per capita lodging tax revenues between FY 1969-70 and FY 1998-99. Although lodging tax rates imposed by the two communities have varied over the 30-year period, and the per capita revenue levels do not necessarily reflect similar lodging occupancy rates, the lodging tax revenue data indicate that lodging taxes have contributed similarly, on a per capita basis, to the budgets of both communities.

- The County of Butte has historically received minor amounts of lodging tax revenues, with revenues declining in real terms over the 30-year period.

- Chico and Oroville have experienced greater percentage growth in per capita revenues than Redding over the 30-year period (FY 1969-70 through FY1998-99), though Redding has consistently generated higher lodging tax revenues, both in absolute terms and on a per capita basis, than communities in Butte County over the 30-year period.

STATE AGENCY EXPENDITURES AT THE OROVILLE FACILITIES

State agency expenditures for operations, maintenance, and construction activities related to management of recreation-related Oroville Facilities affect the local economy and fiscal conditions. This section summarizes information compiled on State agency expenditures related to recreation-related Oroville Facilities. It should be noted that information on capital and operations and maintenance expenditures by the Department of Water Resources not specifically related to recreation at the Oroville Facilities are currently unavailable but will be considered in the evaluation of effects on the local economy conducted as part of Study Plan R18.

- Annual operations-related expenditures on recreation facilities by the California Department of Water Resources ranged from $40,870 to $2.0 million (constant year 2000 dollars) between FYs 1971-72 and 2001-02. Expenditures have generally increased over time, substantially increasing between 1993 and 2000 due to a 1994 FERC Order requiring the development and improvement of recreation facilities, and declining after 2000 (following completion of one-time major projects).

- Annual operations and maintenance (O&M) expenditures by the California Department of Parks and Recreation (DPR) ranged from $1.3 million to $3.2 million (constant year 2000 dollars) over the fiscal years for which data were available (FYs 1971-72 through 1989-90 and FYs 1996-97 and 1999-00).

DPR's O&M expenditures have generally risen over time, although expenditures in recent years have been at similar levels since the late 1980s.

- Expenditures by the California Department of Boating and Waterways (DBW) on capital improvements to boating-related facilities have ranged from no expenditures during many of the early years of the 1976-2001 period to approximately $2.4 million (constant year 2000 dollars) in FY 2000-01.

- Ongoing expenditures by the California Department of Fish and Game (DFG) are primarily for operation and maintenance of the Oroville Wildlife Area and for enforcement of wildlife regulations (e.g., fishing and hunting regulations). Past expenditures have primarily been associated with fisheries-related studies. Since 1989, DFG's lone capital expenditure was for construction of habitat structures during the 1989-93 period.

DESCRIPTION OF TRENDS IN PROPERTY VALUES

Several observations can be made of trends related to assessed property values in the Project area:

- Butte County compares favorably to other counties in the Sacramento Valley region in terms of the growth rate of assessed land values since 1960, but slightly lower than Statewide averages.

- Butte County compares favorably to both the Sacramento Valley region and the State in terms of the growth rate of combined assessed land and improvement values since 1960.

- Growth in assessed land and improvement values in Oroville was historically (1960-1977) below Butte County, regional, and Statewide averages, but Oroville has outpaced the County and the region since 1978 when Proposition 13 was passed.

- The City of Oroville consistently trailed valuation growth rates in the City of Redding over time, which was likely the result of a faster pace of urbanization in Redding, including larger annexations and the nature of Redding as a larger regional center for commercial activity.

It should be noted that, because of the effect of Proposition 13, which was passed in 1978 and restricts the annual increase in assessed property values, and the Williamson Act, which allows for reduced property tax rates for certain qualified agricultural lands, the assessed property value data presented above do not accurately reflect the market value of properties in the region. However, the information presented represents the best available information, serves as a useful proxy to "real" property values in the

region, and allows general comparisons of the trend in property values across jurisdictions.

Table of Contents

EXECUTIVE SUMMARY

1.0 INTRODUCTION/BACKGROUND 1
- 1.1 Purpose 1
- 1.2 Background 2

2.0 STUDY OBJECTIVES 4

3.0 STUDY METHODS 6
- 3.1 Describe the Economic Base Components of Income for Each Affected Community 6
- 3.2 Identify Historical Indicators of Economic, Fiscal and Demographic Conditions for the Communities and Butte County 10
- 3.3 Evaluate the Historical Trends in Assessed Property Values Compared to Statewide and Regional Indices of Assessed Property Values 11

4.0 RESULTS 15
- 4.1 Population Characteristics and Trends 15
  - 4.1.1 Butte County 15
  - 4.1.2 Incorporated Areas of Butte County 21
- 4.2 Economic Conditions and Trends 26
  - 4.2.1 Butte County 26
    - 4.2.1.1 Historical Economic Development 26
    - 4.2.1.2 Employment and Economic Base of Butte County 29
    - 4.2.1.3 Sources of Income in Butte County 33
    - 4.2.1.4 Income Levels 34
  - 4.2.2 Incorporated Areas and Surrounding Communities 35
    - 4.2.2.1 Oroville Area 35
    - 4.2.2.2 Paradise Area 39
    - 4.2.2.3 Biggs-Gridley Area 43
    - 4.2.2.4 Chico Area 46
- 4.3 Fiscal Conditions and Trends 50
  - 4.3.1 Sales Tax Revenue 50
  - 4.3.2 Lodging Tax Revenues 54
- 4.4 State Agency Expenditures at the Oroville Facilities 58
  - 4.4.1 Department of Water Resources Expenditures 61
  - 4.4.2 Department of Parks and Recreation Expenditures 62
  - 4.4.3 Department of Boating and Waterways Expenditures 64
  - 4.4.4 Department of Fish and Game 65
  - 4.4.5 Summary of Total Agency Expenditures 65
- 4.5 Description of Trends in Property Values 68
  - 4.5.1 Assessed Land Values 68
  - 4.5.2 Assessed Land and Improvement Values 72

REFERENCES 75

APPENDIX A Agriculture in Butte County

APPENDIX B State Agency Expenditures on Recreation-Related Oroville Facilities

APPENDIX C Supporting Data Tables

List of Tables

Table 4.1 Demographic Characteristics of Butte County Residents 20
Table 4.2 Historical Data on Economic Indicators in Butte County 29
Table 4.3 Lodging Tax Rates by Jurisdiction 55
Table 4.4 Summary of Available Historical Agency Expenditure Data Related to Oroville Complex Recreation Area and Wildlife Area (in thousands of nominal dollars) 60

List of Maps

Map 1 Economic Impact Modeling Areas 7
Map 2 Counties of the Sacramento Valley Region and Surrounding Counties 16

List of Figures

Figure 4.1 Average Annual Population Growth in the Sacramento Valley Region And Plumas County from 1960 through 2000, by County 17
Figure 4.2 Annual Average Change in Projected Population between 2002 and 2040, by County 19
Figure 4.3 Annual Average Change in Population Growth from 1960 through 2000 for Incorporated Areas of Butte County 22
Figure 4.4 Annual Average Change in Projected Population between 2000 and 2025 for the Incorporated Areas of Butte County 24
Figure 4.5 Butte County Employment by Industry 30
Figure 4.6 Butte County Economic Base 33
Figure 4.7 Oroville Employment by Industry 36
Figure 4.8 Oroville Economic Base 37
Figure 4.9 Oroville Sources of Income 38
Figure 4.10 Paradise Area Employment by Industry 40
Figure 4.11 Paradise Area Economic Base 41
Figure 4.12 Paradise Area Sources of Income 42
Figure 4.13 Biggs-Gridley Area Employment by Industry 43
Figure 4.14 Biggs-Gridley Area Economic Base 44
Figure 4.15 Biggs-Gridley Sources of Income 45
Figure 4.16 Chico Area Employment by Industry 47
Figure 4.17 Chico Area Economic Base 48
Figure 4.18 Chico Area Sources of Income 49
Figure 4.19 Real Per Capita Sales Tax Revenue: FY 1960-61 to FY 1988-89 51
Figure 4.20 Real Per Capita Lodging Tax Revenue: FY 1969-70 to FY 1998-99 56
Figure 4.21 Annual Average Rate of Increase in Assessed Land Values (1960-1977) 69

Figure 4.22 Annual Average Rate of Increase in Assessed Land Values (1978-2001).....69
Figure 4.23 Annual Average Rate of Increase in Assessed Land Values (1960-2001).....70
Figure 4.24 Annual Average Rate of Change in Assessed Land Values and Improvements (1960-1977).....70
Figure 4.25 Annual Average Rate of Change in Assessed Land Values and Improvements (1978-2001).....71
Figure 4.26 Annual Average Rate of Change in Assessed Land Values and Improvements (1960-2001).....71

List of Acronyms

CCD	Census County Divisions
Census Bureau	U.S. Bureau of Census
CPI	Consumer Price Index
CSU-Chico	California State University - Chico
CVP	Central Valley Project
DBW	California Department of Boating and Waterways
DFG	California Department of Fish and Game
DIR	Dividends, income, and rent
District	DPR's Northern Buttes District
DOF	California Department of Finance
DRP	California Department of Parks and Recreation
DWR	California Department of Water Resources
EDD	California Employment Development Department
FERC	Federal Energy Regulatory Commission
FY	Fiscal year
LOSRA	Lake Oroville State Recreation Area
MSA	Metropolitan Statistical Area
O&M	Operations and maintenance
ORAC	Oroville Recreation Advisory Council
TCU	Transportation, communications, and utilities

1.0 INTRODUCTION/BACKGROUND

1.1 Purpose

The purpose of the background report is to compile socioeconomic and fiscal data pertaining to the local economy affected by the Oroville Facilities that are useful for (1) developing the community-based models to be used for assessing economic and fiscal effects of the Project, and (2) evaluating the potential effectiveness of alternative enhancement measures to contribute to local economic development. Key questions that need to be addressed by the background report are:

- What is the existing economic structure of the major community centers in Butte County and how have the economies of these communities changed since Lake Oroville was constructed in the early 1960's?

- Does Oroville, as the trade center most affected by recreation activity at Lake Oroville, have the industrial infrastructure (i.e., diversity and number of businesses) to adequately support current and future levels of recreation activity and tourism related to use of the Oroville Facilities?

1.2 Background

Study Plan R-18 (Recreation Activity, Spending, and Associated Economic Impacts) for Oroville Relicensing identifies the need for preparing a background report. As identified in the study plan, the background report addresses the following.

> *Data collected from Butte County, Oroville, Paradise, Gridley, Chico, and Biggs will be used to describe existing economic conditions for each jurisdiction. Demographic and socioeconomic characteristics will be described, with particular emphasis placed on identifying types of businesses and levels of employment for businesses affected by existing recreation use of Oroville Facilities. In addition, anecdotal information gathered through interviews with local realtors, Oroville Recreation Advisory Council (ORAC) members, and long-time residents will be presented to characterize how the past development of recreation use within the Oroville Facilities has affected property values and economic development in the local area.*

In addition, Study Plan R-19 (Fiscal Impact Study) indicates that the following information would be collected and reported.

> *Budget data collected from Butte County, Oroville, Paradise, Gridley, Biggs, Chico, and affected fire and parks and recreation districts will be used to describe the existing fiscal environment for each jurisdiction. Overall budget conditions will be described, with particular emphasis placed on identifying existing levels of revenues and costs sensitive to existing recreation use and*

operations of Oroville Facilities. The existing revenue and cost effects on each jurisdiction associated with the spending of visitors to the Oroville Facilities will be estimated using the methods described in the following sections. Additionally, qualitative information gathered through interviews with appraisers with the Butte County Assessor's Office will be presented concerning how the past development of recreation use and operations of the Oroville Facilities has affected property values in the local area. This information will be compared with countywide property value indices.

To refine the objectives for the background report, the studies were discussed briefly on September 26, 2002 at the initial meeting of the Socioeconomic Studies Technical Review Team for Relicensing of Oroville Facilities. Because of time limitations for the discussion, it was decided that the consultant team should further consider and evaluate objectives for the report and preliminarily investigate the availability of data for inclusion in the report. The results of this effort were described in a background report plan and are reflected in the study objectives identified below.

2.0 STUDY OBJECTIVES

Four study objectives were identified for the economic and fiscal conditions background report:

1. Describe the economic base and components of income for each of the four community areas (Oroville, Paradise, Gridley/Biggs, and Chico) and Butte County;

2. Identify historical information on indicators of economic, fiscal, and demographic conditions for each of the four community areas and Butte County;

3. Evaluate the historical trend in property values relative to countywide indices and assess the relationship, if any, of property values to Project operations; and

4. Assess supply and demand factors for the recreation and tourism economy in the City of Oroville.

With the exception of the assessment of the relationship of property values to project operations (second part of study objective 3) and the assessment of supply and demand factors (study objective 4), this report is intended to address fully these objectives. In addition, this report presents historical information on expenditures by State agencies on

construction and operations and maintenance activities related to management of recreation-related Oroville Facilities. Information on expenditures by State agencies, although not specifically identified as a study objective, provides some historical context for evaluating the effects on the local economy generated by these expenditures. The remaining objectives will be the focus of a second phase of study to be conducted once the community economic impact models have been developed. A Phase 2 report is expected to be completed and distributed in January 2004.

3.0 STUDY METHODS

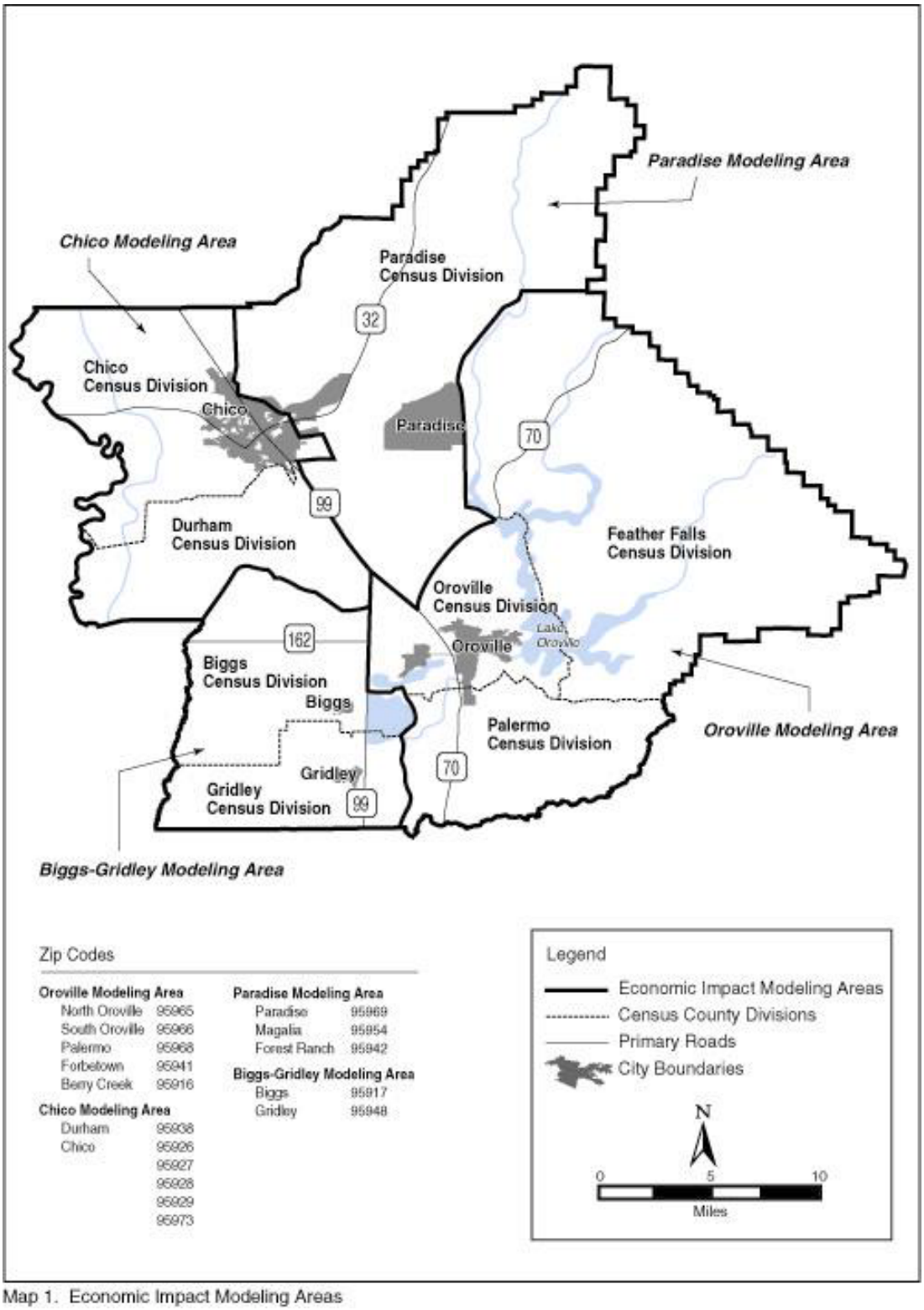
The following section describes the methods and data used to address the study objectives of this Phase 1 report.

3.1 Describe the Economic Base and Components of Income for Each Affected Community

Butte County has four functional economic areas, including the Chico modeling area, the Oroville modeling area, the Paradise modeling area, and the Biggs-Gridley modeling area. Each of the areas was defined using Census County Divisions (CCD), which conform to the boundaries of the four functional economic areas.

As shown on Map 1, there are eight CCD areas in the County and eighteen zip code areas, the latter of which are either entirely or partially within Butte County. The larger communities such as Chico, Oroville, and Paradise have several zip codes. The remaining zip codes are located in small communities or nodes such as Forbestown or Bangor.

Census data on income and population by place of residence were assembled based upon CCD boundaries. The Chico modeling area includes the Chico and Durham CCD areas. The Paradise modeling area encompasses the Paradise CCD area, which includes the communities of Magalia and Forest Ranch. The Biggs-Gridley modeling area includes the Biggs and Gridley CCD. The Oroville modeling area includes the



Map 1. Economic Impact Modeling Areas

Oroville CCD, Palermo CCD, and the Feather Falls CCD, which encompasses most of the southeastern part of the County, including the area around Lake Oroville.

Data on jobs by place of work was assembled using zip code data, which were obtained in electronic form from the U.S. Bureau of the Census (U. S. Census, ZIP Code Business Patterns, 2000). These data include detailed employment information by ZIP code. The zip code database was used to assign the county level data that was obtained electronically from the Minnesota IMPLAN Group to the four community models.

In some cases, ZIP code boundaries extend beyond the CCD boundaries used for the economic impact models; however, this consistency issue did not cause problems in the modeling because very few employers are located in the outlying areas of the zip code areas that are beyond the CCD boundaries. In the instances where ZIP boundaries extended beyond CCD boundaries, the local postmaster was contacted to determine if any businesses in the outlying areas should be reassigned to a different CCD. No reassignments were needed.

Economic base analysis was used to determine the proportion of the output (or sales) of each sector of the local economy that is exported. Analysis of the economic base of an area identifies the industries that bring money into the region, which are critical to the economic growth and sustainability of a region. For example, most of the output of the wood products industry in Oroville is sales to customers outside the Oroville area (i.e. export sales) and closure of the Louisiana-Pacific Mill in Oroville in 1998 removed a significant share of the area's export sales. In contrast, although resident-serving

industries such as retail stores enhance the local multiplier effect by generating more respending of money, these types of businesses often do not bring new money into an area because they sell goods or services primarily to residents of the area. The loss of these types of businesses increase leakage of local trade to other areas but does not affect the economic base of an area.

For the economic base analysis for this study, supply-demand pool analysis and location-quotient analysis were used to initially determine the proportion of the output of each sector that is exported. Supply-demand pool analysis evaluates whether local production of goods and services meets local demand, as indicated by national input-output technical coefficients; if the local supply falls short of demand, then the deficiency is assumed to be imported into the region. Location-quotient analysis compares the ratio of output of an industry in the local economy to output of the same industry in a reference economy (e.g., national economy). Economic studies of other communities have shown that these mechanical techniques tend to overstate the respending in the local economy (Richardson 1972 and Leontief 1986); consequently, the lower estimates of spending in the local economy derived by supply-demand pool analysis and location-quotient analysis was used as a default value. The estimates of exports using the mechanical techniques were then adjusted based on survey data obtained from interviews within the region.

3.2 Identify Historical Indicators of Economic, Fiscal, and Demographic Conditions for the Communities and Butte County

Key economic indicators include per capita income, labor force, and unemployment rates. Key fiscal indicators include sales tax revenues, transient occupancy tax (lodging tax) revenues, and construction, operation, and maintenance expenditures by agencies directly involved in the management of the Oroville Facilities. Demographic indicators include population, age, and educational levels.

The historical pattern of key demographic indicators for each of the four community areas was characterized using data from the California Department of Finance (DOF) and U.S. Bureau of the Census (Census Bureau). Data starting in 1960 were compiled, where available.

For sales tax and lodging tax revenues, data from fiscal year (FY) 1960-61 to FY 1998-99 were compiled from annual reports for cities and counties prepared by the California State Controller (1962-2000) for Butte County and the five incorporated cities (Biggs, Gridley, Chico, Oroville, and Paradise) within the county. For comparison purposes, data also were collected for the City of Redding, a regional trade center with a strong retail trade sector and with nearby water-based recreational facilities at Lake Shasta and Whiskeytown Lake.

To make the revenue data comparable among the different-sized communities, per capita revenue estimates were prepared for each jurisdiction by dividing total sales tax and lodging tax revenues by population. Population figures were compiled from several

DOF publications (1984, 1990, 2000, 2002) that provided Census counts and interim DOF estimates. No DOF estimates were prepared for the years between the 1960 and 1970 censuses. For these years, population estimates were prepared for each jurisdiction by interpolating between the two Census data points for each entity.

Sales tax and lodging tax revenues presented in this report were adjusted to 2000 dollars using the Consumer Price Index (CPI) for All Urban Consumers (U.S. city average). The CPI for All Urban Consumers was used because data were available for indexing values from the early 1960's. The revenue data, CPI factors, and population estimates used to derive the real (i.e., constant year dollars adjusted for the effects of inflation) per capita revenue estimates are provided in Appendix C.

3.3 Evaluate the Historical Trends in Assessed Property Values Compared to Statewide and Regional Indices of Assessed Property Values

Data on assessed property values were obtained through the State Board of Equalization *Annual Reports*. Annual Reports were obtained for the period FY 1960-61 to FY 2000-01. This 41-year period was selected based on comments made by the Socioeconomic Studies Technical Review Team for Relicensing of Oroville Facilities that requested information on property values dating back to the approximate construction of the Oroville Facilities.

Assessed property value data are presented in many formats in the Annual Reports. For this analysis, county level data were obtained corresponding to the assessed value of property subject to general property taxes, inclusive of the homeowner's exemption,

by class of property and by county. These data are broken down into assessed property values by four categories: (1) land; (2) improvements; (3) personal property; and (4) exemptions. The key variables of interest for this study are assessed values of raw land and improvements (i.e., homes). Personal property and exemptions were excluded from the analysis.

As described above, assessed property value data are presented in two forms: (1) assessed *land* values, and (2) assessed *land and improvement* values. The former is considered to provide a more reliable measure of relative changes in property values because the value of raw land is separate from the value of on-site improvements; these data are available on the county level only. The latter reflects changes in land values, but also accounts for the development of new homes and other fixed improvements that are added to property tax rolls, and therefore are considered a better gauge of economic development over time. These data are available for counties and incorporated cities.

The focus of the analysis is on the change in assessed property values in the City of Oroville (Oroville) and Butte County, as these two jurisdictions are most affected by the Project. To provide context for information collected for Oroville and Butte County, regional and statewide property data also were collected. The "Region" is defined as all adjacent counties (i.e., Tehama, Glenn, Colusa, Sutter, Yuba, Sierra, and Plumas counties) and Shasta County (note: Butte County was excluded from regional data). Statewide data are based on all California counties.

Data are presented for three time periods: 1960-1977; 1978-2001; and 1960-2001, which covers the entire timeframe. The distinction in time periods is based on the

passage of Proposition 13, which was passed in June 1978 and placed a cap on the annual increases in assessed property values. Data for the entire timeframe are presented to provide an overall picture of changes in assessed property values since the construction of the Oroville Facilities.

During the review of data collected for this 41-year timeframe, several issues pertaining to the consistency of the data were noted. These issues, which are considered in this analysis, include:

- The value of timber was removed from the general property tax effective for the 1977-78 year and became subject to a yield tax at time of harvest.

- The ratio of assessed value to taxable value was changed to 100 percent (from 25%) beginning with lien date for 1981-82, which required adjusting values prior to 1981-82 to 100 percent to develop consistent values over the 41-year period.

The data presented for the two incorporated cities (Oroville and Redding) begin in the year 1970 because two significant inconsistencies in data prior to 1970 did not allow for comparison. First, data for incorporated cities in the early 1960's were based on city ratios, which represent the approximate ratio between the assessed valuation of locally assessed property as equalized for city taxation and the assessed valuation of the same property as equalized for County taxation. Second, prior to 1970, data for incorporated cities did not always distinguish state- and local-assessed values; combined values are not comparable to local-assessed property values, which are the focus of this analysis.

There are several limitations in the data on assessed property values to evaluate trends in property values within particular jurisdictions. First, there is the issue of turnover rate, which represents the frequency at which a property is sold. After the passage of Proposition 13 in 1978, properties are only eligible for re-assessment to fair market value at the time of a change of ownership or new construction. The assessed value of existing properties that are not sold may increase annually by no more than the rate of inflation or two percent, whichever is less. Assessed value data for those jurisdictions with higher turnover rates will more closely reflect market values. Second, assessed property values are affected by Williamson Act contracts. The Williamson Act enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use, and in return, landowners receive property tax assessments that are much lower than normal because they are based upon farming and open space uses as opposed to full market value. Because agriculture is an important component of the regional economy, a substantial number of Williamson Act contracts are in place within the region. Therefore, data on assessed property values for those jurisdictions with large agriculture sectors would be biased downward. Based on the limitations described above, the assessed property value data presented in this report do not accurately reflect the market value of properties in the region. However, these values represent the best available information, serve as a useful proxy to “real” property values in the region, and allow general comparisons of the trend in property values across jurisdictions.

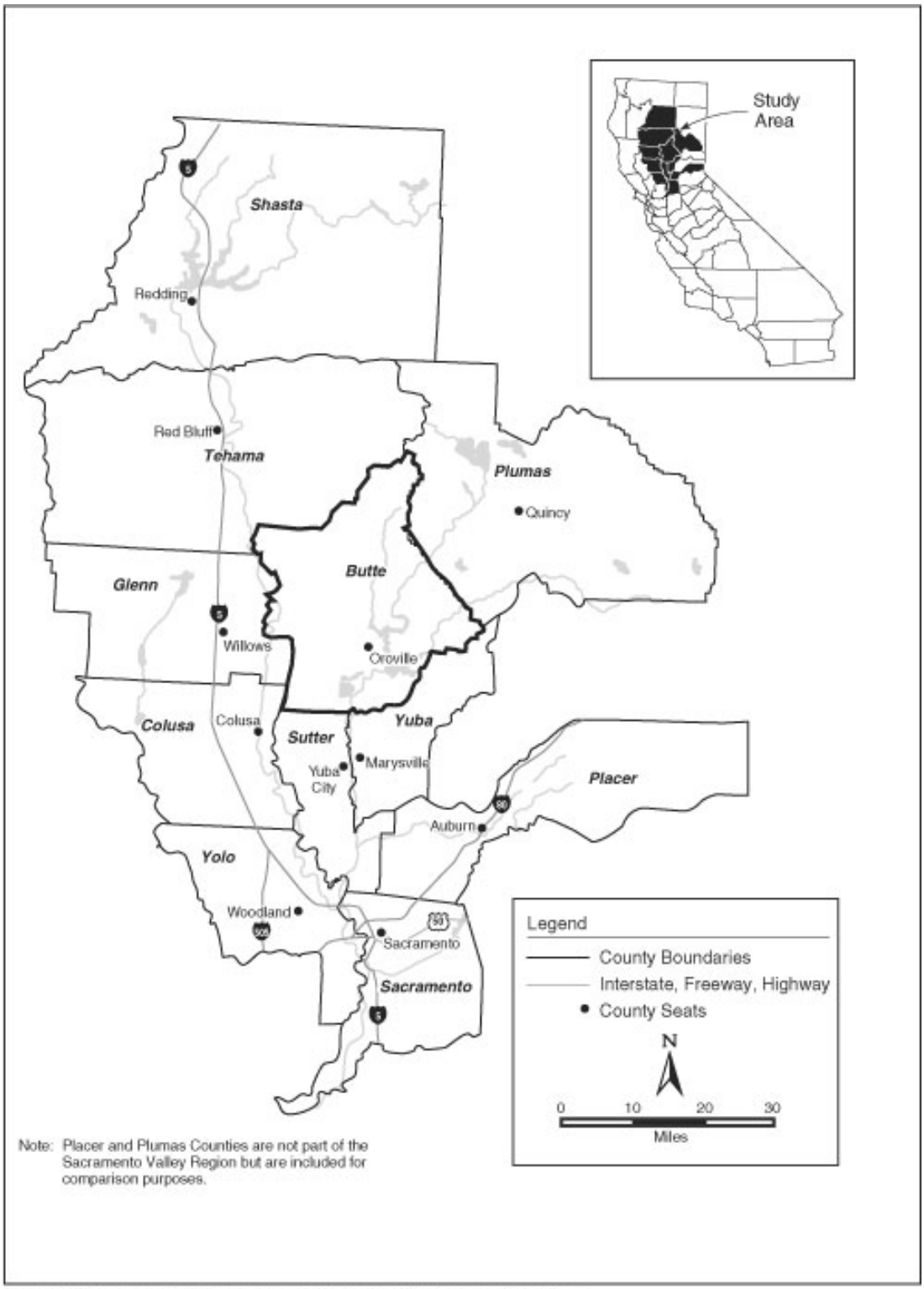
4.0 RESULTS

The following section presents the results of the analyses. Data used to develop the charts presented in this section are included in Appendix C, Supporting Data Tables.

4.1 POPULATION CHARACTERISTICS AND TRENDS

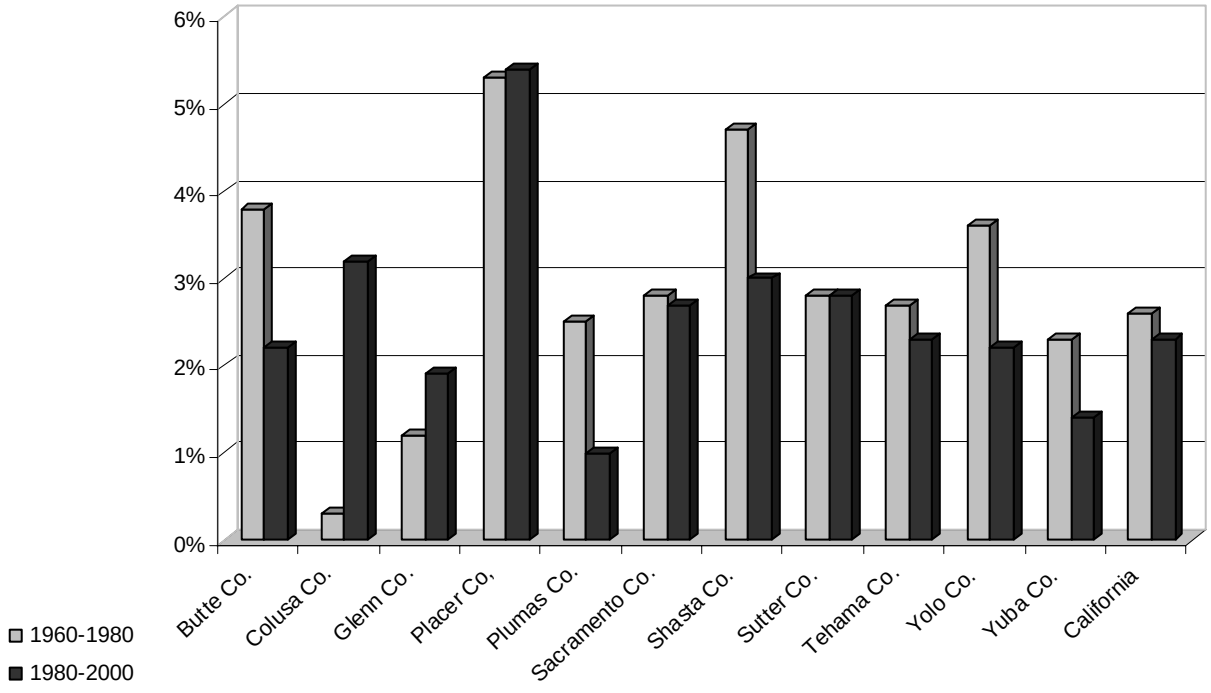
4.1.1 Butte County

Between 1960 and 2000, the population of Butte County increased from about 82,000 to 207,200, an average annual increase of about 3.8 percent. Neighboring agricultural counties in the Sacramento Valley (Map 2) such as Colusa, Glenn, and Tehama have all grown more slowly than Butte County, although the population of Colusa and Tehama Counties grew more rapidly than Butte County between 1980 and 2000 (Figure 4.1). (The Sacramento Valley region includes the counties of Butte, Colusa, Glenn, Placer, Sacramento, Shasta, Sutter, Tehama, Yolo, and Yuba.) Placer County in the Sacramento Metropolitan Area has grown very rapidly over the entire period. Shasta County's rapid growth is linked to its strong diversified economic base and the geographically-large trade area of Redding.



Map 2. Sacramento Valley Region and Selected Surrounding Counties

Figure 4.1 Average Annual Population Growth in the Sacramento Valley Region and Plumas County from 1960 through 2000, by County



Source: see Table C-1 in Appendix C

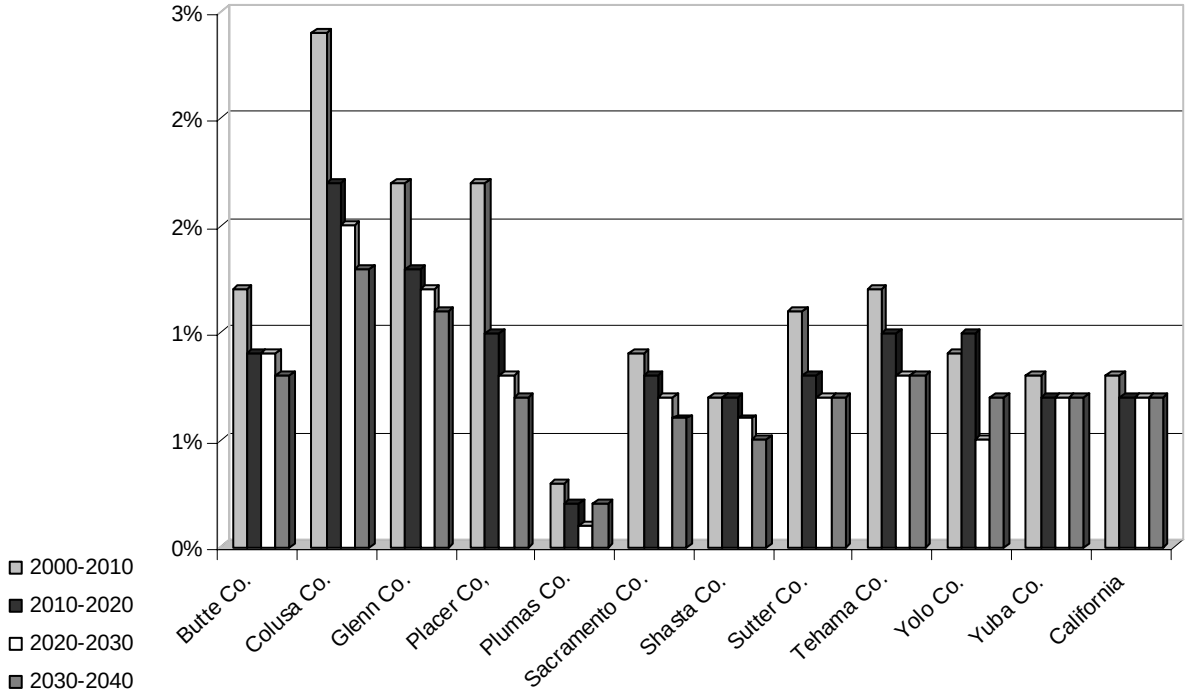
In the last 20 years, Butte County's growth rate has dropped behind the State average and is slower than most of the other Sacramento Valley counties. Yolo and Glenn Counties are the only two Sacramento Valley counties that grew at a lower rate than Butte County. The slow growth rate of these counties reflects the general agricultural nature of their economy and the effects of growth-control policies in Yolo County.

From 1980 to 2000, Butte County population grew from 143,851 to 207,158 (44% increase or approximately a 2.1% average annual growth rate). The County's growth rate has slowed down perceptibly from 1990 to the present; Butte County's population grew by 11.3 percent in the past ten years, an approximately 1 percent average annual increase (U.S. Census 2000).

Butte County's population growth between 2000 and 2001 (1.4%) also has been slower than both the regional average and that of the State (U.S. Census, City County Data Book, 2002). Between 2000 and 2001, official population in the unincorporated area of Butte County declined by 3,000 persons; in actuality, considerable growth occurred in the unincorporated area of Butte County but was offset by the effect of annexation. Annexations by the City of Chico, in particular, have reduced the population of the unincorporated areas of Butte County. The County's population is currently growing at a rate about four times the rate of natural increase, so the county is experiencing considerable in-migration. Fully one quarter of the County's population increase comes from international migration into the county (U.S. Census, State and Metropolitan Data Book, 2000).

Over the next forty years, most of the growth in the Sacramento Valley region is projected to occur in the Sacramento area. Colusa and Glenn Counties are projected to grow most rapidly (Figure 4.2). Butte County is projected to double in population over the next forty years (California Department of Finance 2002b). In comparison, the State of California is projected to grow by 170 percent over the next forty years. Although the population growth rate in Butte County is not projected to be as high as some of its neighboring counties, the population growth rate in Butte County is projected to be higher than the regional average.

Figure 4.2 Annual Average Change in Projected Population between 2000 and 2040, by County



Source: see Table C-1 in Appendix C

Butte County is currently growing more slowly than Shasta County. The 2001 Census estimate for Shasta County showed a 3.2 percent increase over the previous year (U.S. Census, City-County Data Book 2002). By 2005, Butte County is projected to overtake Shasta County in terms of population growth rates and is then projected to grow faster than Shasta County over the 40-year projection period.

Butte County has a relatively high proportion of retirees. The Chico-Paradise Metropolitan Statistical Area (MSA), which corresponds to the boundaries of Butte County, ranks 14th nationally with 18.6 percent of the population 65 and over. This statistic places the Chico-Paradise MSA in the same category as traditional retirement

centers in Florida, such as Palm Beach, Daytona Beach, Tampa, and Naples. Among other counties in the Sacramento Valley region, Shasta County also ranks high (47th among MSAs) with 15 percent of its population 65 and over.

English is spoken in 87.5 percent of all households in Butte County (Table 4.1). This compares to a national average of 82.1 percent and a state average of 60.5 percent. Shasta County is considerably higher on this measure with English being spoken in 93.5 percent of all homes, whereas Sutter and Yuba Counties are considerably lower, with 69.7 percent and 78.1 percent respectively. Butte County has a relatively high percentage of the population that is 25 and older and that also graduated from high school. The County is higher than both the State and the nation in this measure. Butte County is lower than the state or nation in the percentage of its population that is 25 years of age and older and that has a Bachelor's Degree or higher.

Table 4.1 Demographic Characteristics of Butte County Residents in 2000

	Butte County	Shasta County	Sutter County	Yuba County	California	USA
Language other than English spoken at home, pct age 5+	12.5%	6.5%	30.3%	21.9%	39.5%	17.9%
High school graduates, percent of persons age 25+	82.3%	83.3%	73.0%	71.8%	76.8%	80.4%
Bachelor's degree or higher, pct of persons age 25+	21.8%	16.6%	15.3%	10.3%	26.6%	24.4%

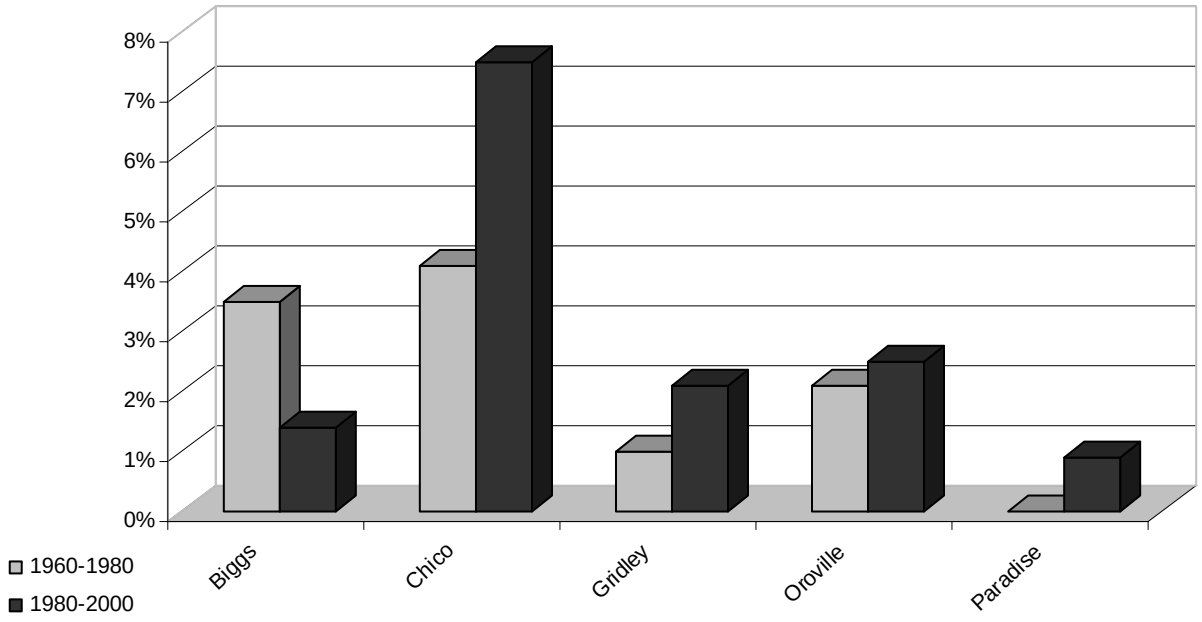
Source: 2000 Bureau of the Census

4.1.2 Incorporated Areas of Butte County

Most of the population growth in the incorporated areas of Butte County since 1960 has occurred in Chico, which owes much of its growth to annexation. As shown in Figure 4.3, the annual average rate of population growth in Chico was about 4.1 percent between 1960 and 1980 and increased to about 7.5 percent between 1980 and 2000. Between 1980 and 2000, the slowest growing community was Paradise, which has grown by about 1 percent over the 20-year period. In general, the southern part of Butte County grew at a slower rate than the northern part of the County over the past twenty years. Over this period, the Chico-Paradise economy grew steadily, while the Oroville and Gridley economies experienced employment losses in the manufacturing sectors, including wood and food processing.

Since the early 1990's, Gridley has experienced commuter-driven growth. There are currently four large subdivisions being considered for approval by the Gridley City Council. Employment growth in the Gridley area is not sufficient to provide jobs for the new residents, so it is assumed that new residents will either be commuting to jobs outside Gridley or will be retirees.

Figure 4.3. Annual Average Population Growth from 1960 through 2000 for Incorporated Areas of Butte County



Source: see Table C-2 in Appendix C

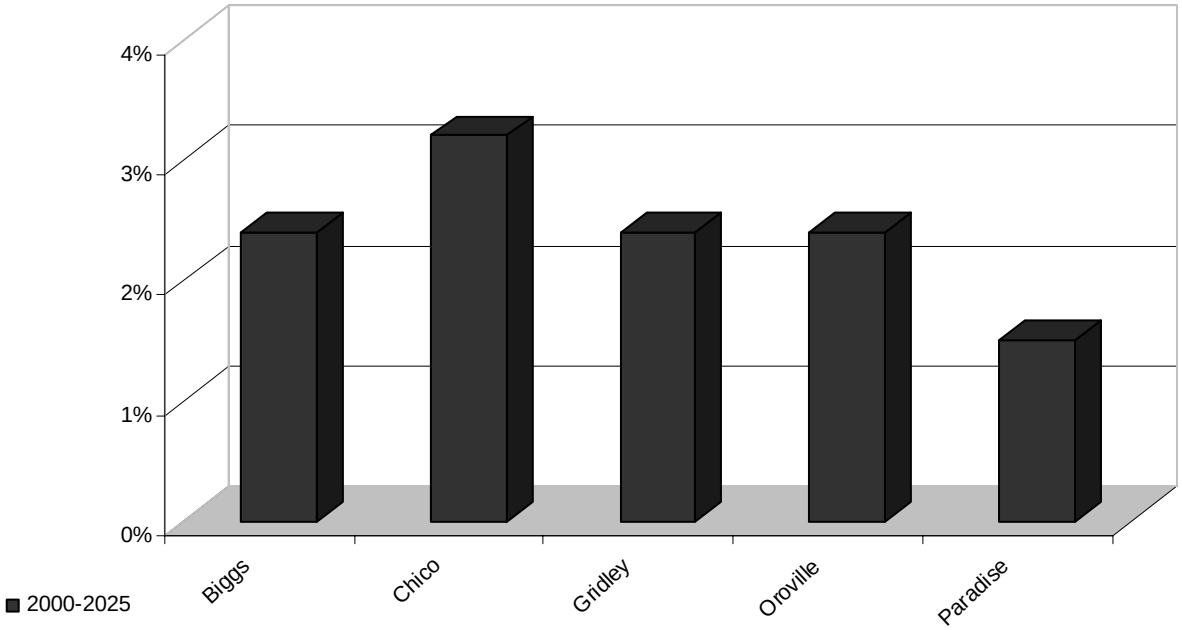
Note: Paradise was incorporated in 1979 so data are not available for the 1960-1980 period.

Data from the U.S. Census on population growth in the incorporated areas of Butte County shows that, between 1990 and 2000, the Chico and Paradise areas were the fastest growing, with respective growth of 16.3 percent and 11.8 percent (U.S. Census, Census 2000 and 1990 Census). The southern part of the County shows the slowest growth, though that appears to be changing with the development of large subdivisions in Gridley. The completion of planned improvements to California Highway 70 and US 99 should accelerate development pressure on the southern part of the County. All of the CCDs in the Oroville area (Feather Falls, Oroville and Palermo) exhibited slow population growth between 1990 and 2000.

It should be noted that the population data for the incorporated areas in Butte County are based on the official boundaries of each city at the time of the decennial census. Population growth of cities in Butte County has been due partly to annexations of surrounding areas or “islands” of unincorporated areas within the city. These annexations add immediately to total population and are the basis for future population growth. For a variety of reasons, the frequency and size of annexations have differed greatly among cities in Butte County. For example, Chico has many islands of unicorporated areas within the city boundary, so the city goes through periodic cycles of annexation, as land developers seek to construct housing projects on these unincorporated areas. In contrast, Paradise was incorporated in 1979 and includes large areas of undeveloped land within the city boundary. Consequently, land developments in Paradise do not require annexations.

Figure 4.4 shows the annual average rate of projected population growth for the incorporated areas of Butte County (Butte County Association of Governments 2002). Between 2000 and 2025, the population of Chico is projected to increase at an annual average rate of 3.2 percent and the population of Paradise is projected to increase at an annual average rate of 1.5 percent; the populations of Gridley, Biggs, and Oroville are all projected to increase at an annual average rate of 2.4 percent.

Figure 4.4. Annual Average Change in Projected Population between 2000 and 2025 for the Incorporated Areas of Butte County



Source: see Table C-2 in Appendix C

All of the incorporated areas in Butte County have a significant retirement component. Retirement growth in the county also has been occurring outside the incorporated areas. Not surprisingly, a large percent (21%) of the population in the Chico-Paradise area receives social security benefits. This is comparable to Redding where 20 percent of the population receive social security benefits, but much higher than neighboring urban areas such as Sacramento (14%), Yolo (12%), or Yuba City (15%).

There is a very strong concentration of retirees in the Paradise area, with almost 25 percent of the population being 65 or older. The Feather Falls CCD, which is in proximity to Lake Oroville, also has a significant population of retirees. Chico has the smallest percentage of retirees of any area of the County because of the proportionately

large share of working-age (age 18 to 64) residents in the Chico area. Almost two-thirds of the population of the Chico area are in the working-age category.

Communities in Butte County vary significantly in the level of service they provide for the retirement population. All of the communities have doctors, nursing homes, and hospitals and other medical support services, but there are local specializations within the different communities. Paradise is becoming specialized as a retirement center with medical and other services that support an aging population. Paradise has a high proportion of residents 85 and older, which require specialized medical and home services, often in an institutional setting. Chico and Oroville have a higher percentage of doctors than the other communities. In Chico, more than 2 percent of the total employment is in doctors and dentists offices. Paradise and Oroville have the largest percentage of employment in nursing and protective care facilities. Paradise has a significantly larger component of its employment in hospitals than the other communities. The Paradise Hospital, which is operated by Adventist Health, has historically been a convalescent facility with ties to the Seventh Day Adventist Church. Patients are referred to the hospital for treatment and convalescence from throughout the western United States.

4.2 Economic Conditions and Trends

This report element describes current employment and the major components of the economic base for the four communities. The economic base of a community is the collection of economic activities that bring monies into the community from outside the community. In addition, the components of income, including wage and salary, proprietor income, property income, retirement and transfer payments, are described by community. Recent trends in major industries and sectors at the county level are described first.

4.2.1 Butte County

4.2.1.1 Historical Economic Development

Oroville and many of the smaller towns along the Feather River owe their origin to the mining boom that followed discovery of gold at Sutter's Mill. Placer gold along the Feather River caused boomtowns to spring up wherever there was a rich deposit. The flood of miners into the area spelled the end of the Spanish era. Miners trespassed on land grants, built towns, and pushed for American control of California.

The last phase of the mining boom in the County was the hydraulic mining era. Extensive hydraulic mining operations in the Oroville area filled the Feather River with deposits of sand and gravel and all but ended riverboat navigation between San Francisco and the County. The Central Pacific Railway, which eventually became the

Union Pacific railroad, replaced riverboats and played an important role in the development of agriculture in the region.

Early farming was characterized by bonanza wheat farming. Many of these wheat farms were formed from the remnants of Old Spanish land grants and their size was impressive. The Glenn Ranch with its headquarters in Colusa County was 66,000 acres. The towns of Biggs and Gridley were settled in this era of wheat farming; George Gridley operated a 960-acre farm and founded the town in 1870 that bears his name.

The passage of legislation authorizing the formation of irrigation districts signaled a major change in the structure of agriculture in Butte County. Irrigation replaced wheat with more valuable cash crops such as oranges and olives. Growers formed cooperatives and associations with household names such as Blue Diamond, Sun-Maid, and Sunkist. These associations were formed to store, process, and market the varied agricultural products of the region. They played a major role in developing and marketing new crops that produced the diversified agricultural base that characterizes Butte County. They have also played a key role in developing new crops such as rice and the kiwi, which is a major crop in the Gridley area.

The construction of the Central Valley Project (CVP), a federally funded public works project of the Depression Era, developed the water resources of the Sacramento River and built a network of irrigation canals to carry the water south. The CVP was a catalyst for major change in agriculture in the region. Irrigation districts had formed earlier to divert water from the Feather River and its tributaries, but the CVP developed irrigation on a scale not previously known in California. In the 1960's, the State of California

augmented water storage provided by the CVP with the development of the State Water Project, including Lake Oroville.

Urban areas in California experienced a population boom starting in the 1940's. Chico, which was founded by the Bidwell family, shared in this population boom. A teachers college, which received a land donation from the Bidwell family, eventually developed into Chico State University. The Bidwell family also donated land for a variety of public parks and facilities in the Chico area.

Paradise was originally a collection of gambling halls and saloons convenient to the mining camps. After the mining boom languished, it grew into a logging and sawmill town that serviced parts of the Plumas National Forest. Formation of the Paradise Irrigation District in 1916 and development of an irrigation system helped change the town from ranching to an orchard community, and at one time it was an important apple-producing area. In recent years, wine grapes have been introduced in the area.

Table 4.2 shows historical data on key economic indicators for Butte County between 1980 and 2000. As shown, per capita income has increased from $11,240 in 1980 to $17,517 in 2000. The unemployment rate decreased from 10.1 percent in 1980 to 7.0 percent in 2000. The labor force rose from 63,300 in 1980 to 87,933 in 2000.

Table 4.2. Historical Data on Economic Indicators in Butte County, 1980-2000

	1980	1990	2000
Per Capita Income	$11,240	$12,083	$17,517
Unemployment Rate	10.1%	8.3%	7.0%
Labor Force	63,300	79,100	87,933

Source: California Employment Development Department and U.S. Bureau of the Census

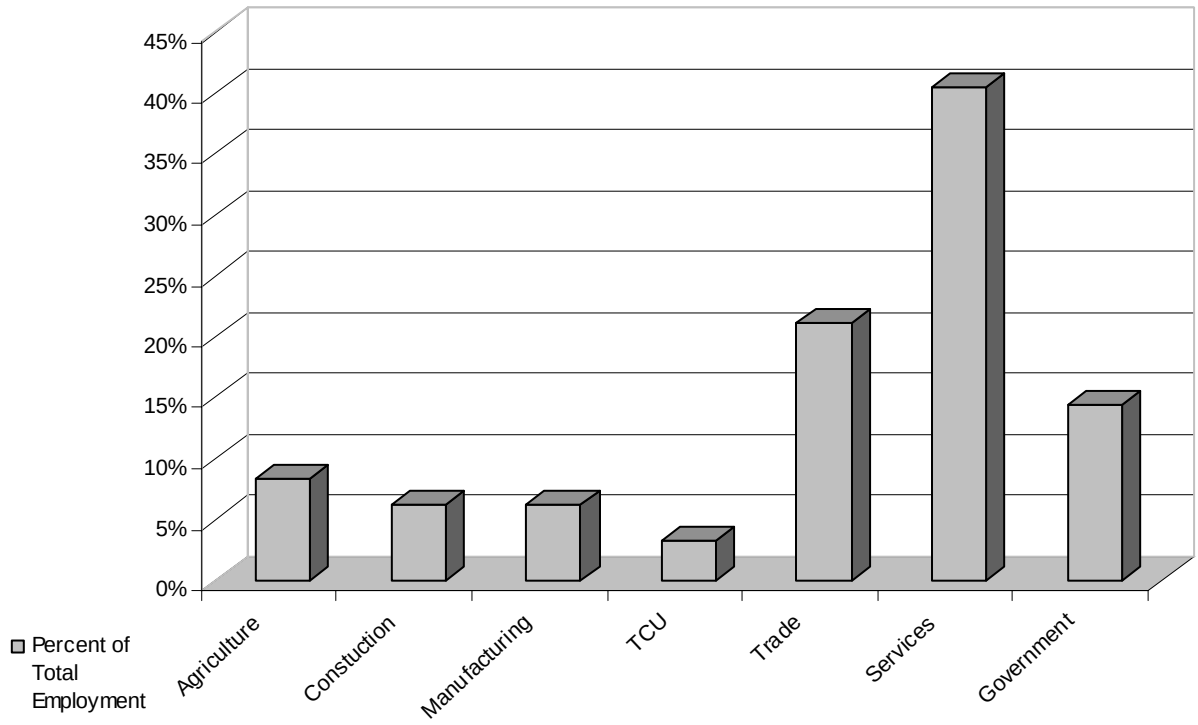
Note: Per capita income is in constant 1989 dollars.

.

4.2.1.2 Employment and Economic Base of Butte County

As shown in Figure 4.5, the largest segment of employment in Butte County is in the services sector, which accounts for 41 percent of total employment countywide. The services sector includes business services, personal services, educational services, and social services. Wage rates are relatively low in Butte County, particularly in Oroville where food service jobs at low wage scales comprise a relatively large share of employment.

Figure 4.5 Butte County Employment by Industry



Source: see Table C-3 in Appendix C

Notes:

Agriculture = agriculture and agricultural services sectors
Construction = new construction and maintenance and repair sectors
Manufacturing = all manufacturing, including food processing, wood processing, and light industry
TCU = transportation, communication and utilities sectors
Trade = retail and wholesale trade sectors
Services = business, personal, educational, and medical services sectors
Government = federal, state, and local government sectors

Butte County has a high proportion of employment in educational services (28%), which reflects the presence of California State University (CSU-Chico) at Chico and Butte College; the only county in the Sacramento Valley region with a higher proportion is Yolo County (presumably reflecting the presence of the University of California at Davis). Counties that do not have a local college or university are typically below 20 percent. Butte County is also high in recreation services (lodging, amusement, and

associated tourism services), with 9.2 percent of employment servicing the tourism and recreation industries. The only two counties in the region with a higher proportion of employment in recreation services are Shasta County (9.5%) and Plumas County (11%), probably reflecting the extensive National Forests and reservoirs within these counties. Butte County is close to the regional average in its proportion of employment in business services, with 7.4 percent of its employment in this area. Butte County compares favorably to agricultural counties such as Colusa and Glenn Counties, but does not have proportionally as much employment in the business services sector as metropolitan counties such as Sacramento County (10.3%) or Placer County (10%).

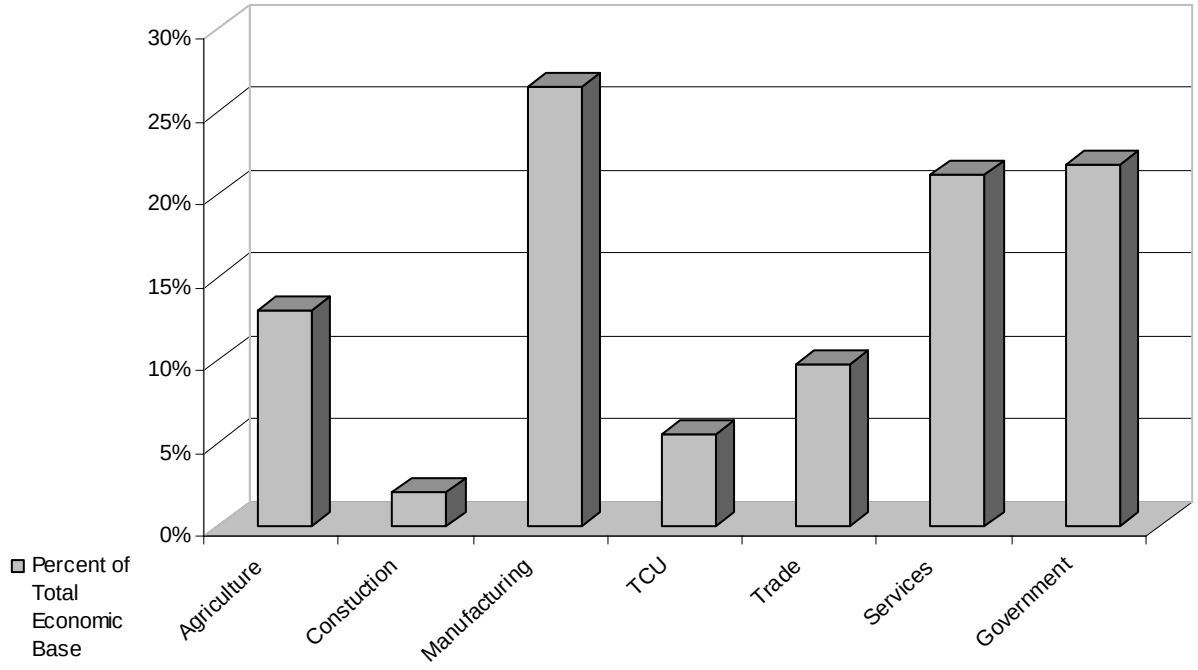
The second largest component of employment in Butte County is trade (21%). The trade sector in Butte County appears to be stronger than the regional average. The only two counties with a larger sector of employment in trade are Tehama and Shasta Counties.

The agriculture, construction, and manufacturing sectors in Butte County are all comparable in size, each accounting for about 5 percent of total employment. The proportion of employment in agriculture in Butte County is much lower than in adjacent agricultural counties such as Colusa (26%) and Glenn (21%) Counties. Butte County shows characteristics more similar to metropolitan counties in this respect but still has significant agricultural dependency.

The economic base of Butte County includes those industries that bring money into the region. Manufacturing, which includes food processing and all other manufacturing industries, accounts for 27 percent of the economic base in Butte County (Figure 4.6).

Virtually all manufactured goods produced in the County are exported. Agriculture and agricultural services (13%) is another key component of the economic base in Butte County (refer to Appendix A for a more detailed discussion of the agricultural industry in Butte County).

Figure 4.6 Butte County Economic Base



Source: see Table C-3 in Appendix C

Notes:

Agriculture = agriculture and agricultural services sectors
Construction = new construction and maintenance and repair sectors
Manufacturing = all manufacturing, including food processing, wood processing, and light industry
TCU = transportation, communication and utilities sectors
Trade = retail and wholesale trade sectors
Services = business, personal, educational, and medical services sectors
Government = federal, state, and local government sectors

The combined trade and services sector also is strong in the County, reflecting Chico's role as a regional trade center. A small portion of the economic base is in the

government sector and reflects the role of CSU-Chico and Butte College in providing services to residents in other parts of the State.

4.2.1.3 Sources of Income in Butte County

Butte County residents receive roughly 60 percent of their income from wage and salary earnings. The other sources of income for Butte County are interest, dividends, and rent (8%), government transfer payments (13%), retirement income (8%), and self-employment income (10%). The percent of income from wages and salaries ranks low in comparison to neighboring counties and to the California average. Counties such as Sacramento and Yolo, with more high-paying jobs, rank significantly higher than Butte County on this measure. Conversely, Butte County ranks high in the percent of total income derived from government transfer payments (social security payments, supplemental security payments, and public assistance). These government transfer payments do not include Farm Service Agency payments, which are included as business income.

Butte County also leads other counties in the region in income from other retirement sources, with about 8 percent of all income coming from retirement programs other than social security. When retirement income from all sources is combined, about 25 percent of all income in Butte County is attributable to retirement income (social security, other retirement sources, and property income). Butte and Tehama Counties lead the region in this measure of dependence on retirement income. Retirement programs such as social security are periodically adjusted for cost of living increases, but generally, these sources of income do not grow at the same rate as the background economy. Counties

that are too dependent on retirement income must generally attract more retirees to expand their economy.

Out-commuting to the Yuba City-Marysville area and the Sacramento area is another major source of income for residents of the County. Census estimates show that 10,166 residents commuted to jobs outside the County in 2000 and 466 residents commuted to jobs outside the State (U.S. Census, Census 2000). Over 1,000 Butte County residents also commuted to Glenn County. Commuting has been increasing over the past ten years and will continue to increase as improvements are made to highways serving the County. Property and housing costs in Butte County are significantly lower than in the Sacramento metropolitan area, so the County will continue to see land and housing development associated with commuting to the metropolitan area.

4.2.1.4 Income Levels

Average income of residents of Butte County is significantly below regional, state, and national averages. The best overall measure of income level is median household income; average (or mean) household income can be skewed by values that are exceedingly high or low. In 2000, Butte County had the lowest median household income ($31,924) in the Sacramento Valley region. Its household income level was 67 percent of the California median household income ($47,493), and was also well below the national median ($41,994). Most of the other counties in the Sacramento Valley have a lower median household income than the national and state averages, with the exception of the Sacramento metropolitan area.

Butte County is well above regional, State, and national averages with respect to the percent of its population (19.8%) below the federally established poverty level (U.S. Census, City County Data Book, 2002). Nearby, Shasta County has about 15 percent of the population below the poverty level.

4.2.2 Incorporated Areas and Surrounding Communities

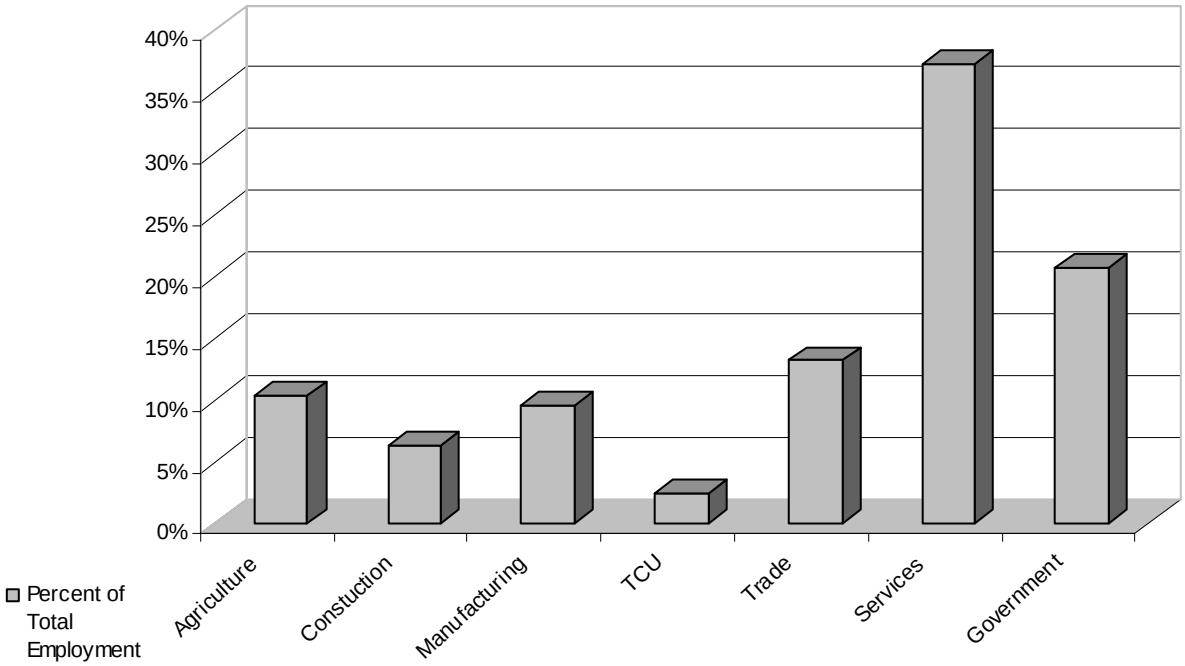
Each of the four community areas in Butte County has a core commercial area. The strength of the commercial area varies in the four areas but, in each of the four areas, the residents do a significant amount of their shopping in the local commercial area. There is significant out-commuting in all four areas and in-commuting is important in the Chico area. Out-commuting describes a situation where residents of an area commute to jobs outside the community area in which they reside. For example, when a resident of Oroville commutes to work in Chico, this person is considered an out-commuter from the Oroville area. From the perspective of the Oroville economy, the resident brings home a paycheck from outside the local economy. A significant portion of this paycheck is spent in the Oroville economy. Viewed from the perspective of the Chico economy, this paycheck leaves the area and the potential spending associated with the earnings is not available for consumption in the Chico economy.

4.2.2.1 Oroville Area

The services industry is the largest employer in the Oroville area, and constitutes about a third of the employment within the area (Figure 4.7). The largest segment of the services sector is medical services, which account for about 11 percent of all

employment. The Oroville Hospital is one of the largest employers in the region with just over 1,000 employees. Amusement services, which include the casinos, also are a major employer, accounting for about 8 percent of total employment. Consumer services, some of which are linked to tourism, account for about 13 percent of total employment.

Figure 4.7 Oroville Employment by Industry



Source: see Table C-4 in Appendix C

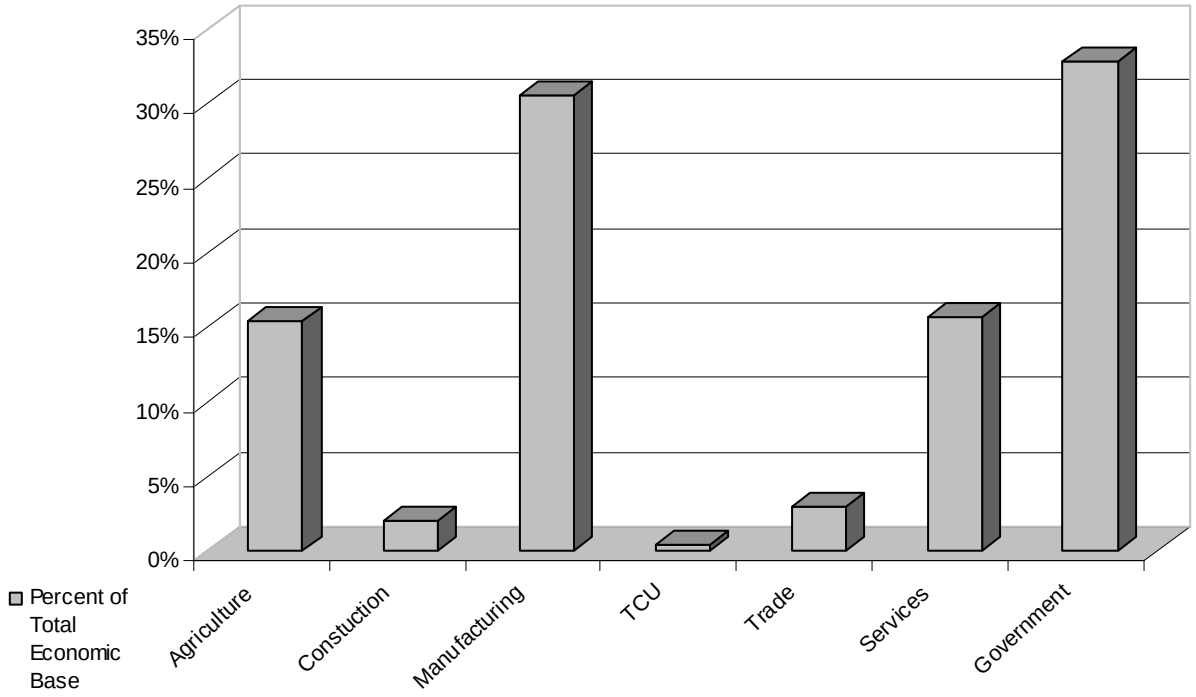
Notes:

Agriculture = agriculture and agricultural services sectors
Construction = new construction and maintenance and repair sectors
Manufacturing = all manufacturing, including food processing, wood processing, and light industry
TCU = transportation, communication and utilities sectors
Trade = retail and wholesale trade sectors
Services = business, personal, educational, and medical services sectors
Government = federal, state, and local government sectors

Oroville's economy has traditionally been based on manufacturing and government services, the latter associated with it being the county seat. The manufacturing sector

has suffered considerably in the last ten years but is still an important part of the economic base (Figure 4.8). The closure of the Georgia-Pacific plant in Oroville in 1998 was a major blow to the area's economy.

Figure 4.8 Oroville Economic Base



Source: see Table C-4 in Appendix C

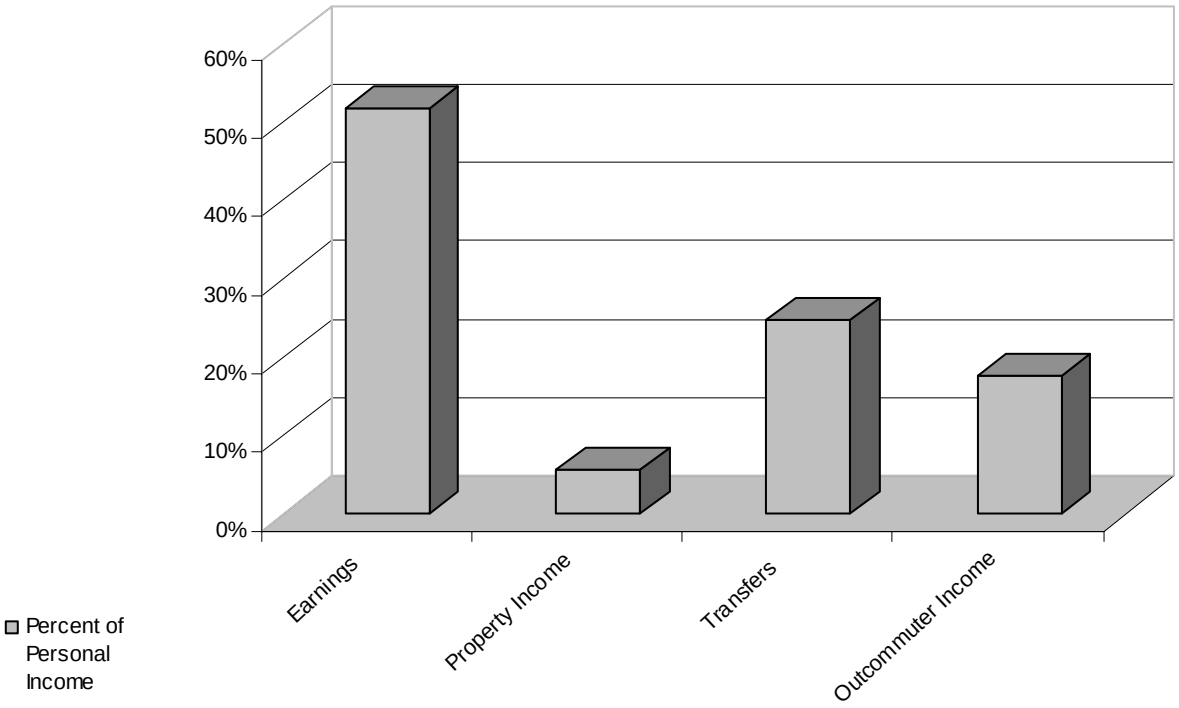
Notes:

Agriculture = agriculture and agricultural services sectors
Construction = new construction and maintenance and repair sectors
Manufacturing = all manufacturing, including food processing, wood processing, and light industry
TCU = transportation, communication and utilities sectors
Trade = retail and wholesale trade sectors
Services = business, personal, educational, and medical services sectors
Government = federal, state, and local government sectors

Butte County government has a $440 million budget and is a major component of the Oroville economy. Traditionally, County government has been an employment magnet drawing employees from other areas of the County. Butte College is another significant employer within the Oroville economic area.

As shown in Figure 4.9, residents of the Oroville area derive about 50 percent of their income from employment in the Oroville area (earnings by place of work). Residents receive about 25 percent of their income from government transfer programs, which is higher than any of the other incorporated areas in the County. The Oroville area also receives a higher proportion of income from social security payments than other incorporated areas in the County. Unlike retirees who have substantial property income (dividends, income and rent [DIR]), residents of the Oroville area are more dependent on social security income.

Figure 4.9 Oroville Sources of Income



Source: see Table C-5 in Appendix C

Notes:

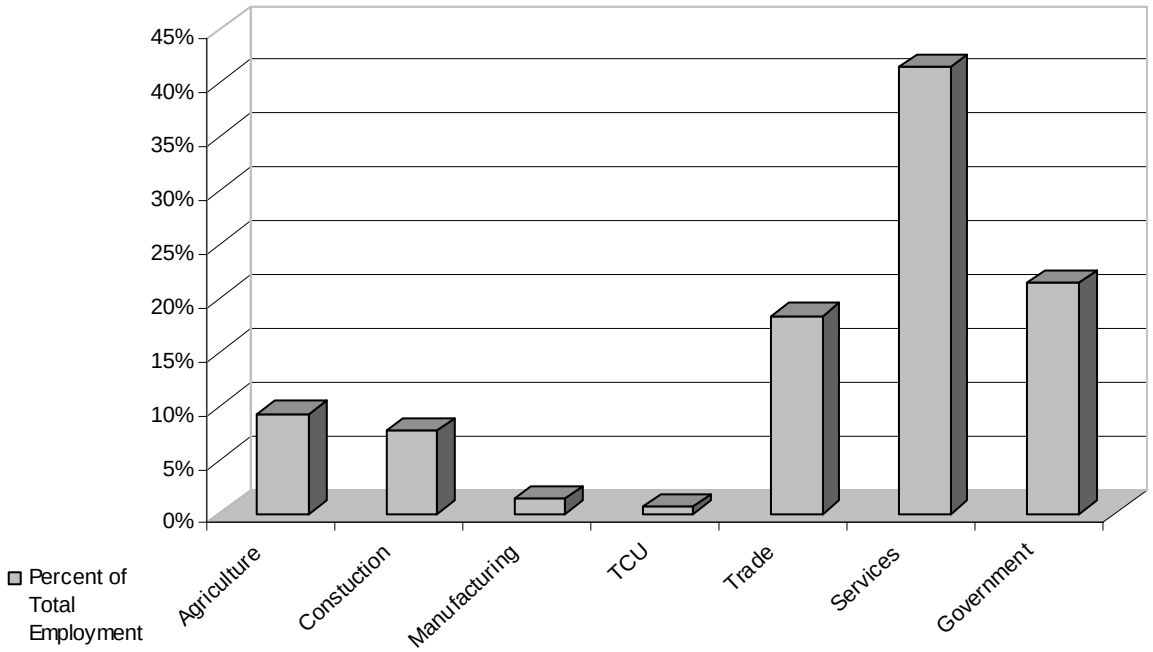
Earnings = wage and salary earnings
Property Income = dividends, income, and rent
Transfers = transfer payments, including social security and other forms of government assistance
Outcommuter Income = wage and salary earnings derived from outside the area

In 2000, the City of Oroville had the lowest median household income ($21,911) of any community in Butte County. The City of Oroville also has very high poverty rates. In Oroville, one third of all residents have an income below the poverty level and 49.3 percent of all children are living below the poverty level. East Oroville (Census Tract 26), which is the portion of Oroville adjacent to Lake Oroville, has lower poverty rates (6.1% of the population living below the poverty level) and considerably higher income levels (median family income is about twice that of neighboring south Oroville). In contrast, south Oroville (Census Tract 30) has high poverty rates (41% vs. 6%) and lower income levels. South Oroville also is more racially diverse than east Oroville.

4.2.2.2. Paradise Area

The services industry is the primary source of employment in the Paradise area (Figure 4.10). The area has a complex service industry associated with medical and other support services for the elderly. The large population of retirees in the Paradise area supports a variety of specialized services for the elderly.

Figure 4.10 Paradise Area Employment by Industry



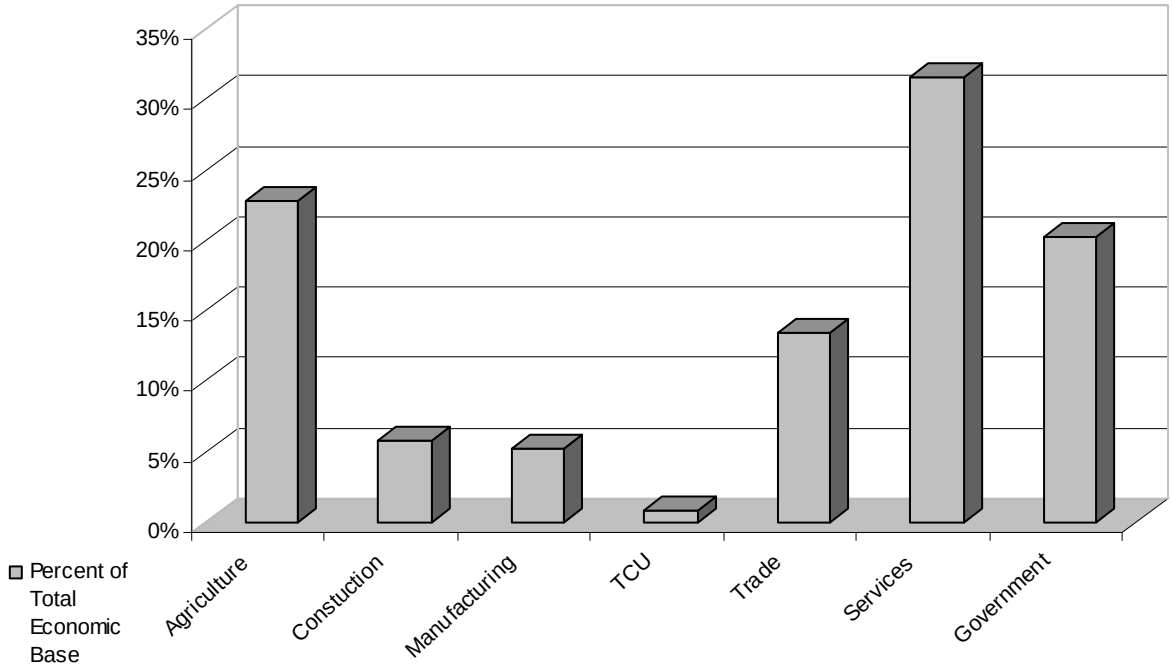
Source: see Table C-4 in Appendix C

Notes:

Agriculture = agriculture and agricultural services sectors
Construction = new construction and maintenance and repair sectors
Manufacturing = all manufacturing, including food processing, wood processing, and light industry
TCU = transportation, communication and utilities sectors
Trade = retail and wholesale trade sectors
Services = business, personal, educational, and medical services sectors
Government = federal, state, and local government sectors

In terms of its economic base, the Paradise area is a “bedroom community” for Chico. Most of the employment in Paradise is in resident-serving industries (services sector), and few goods and services are exported (Figure 4.11). The largest exporting industry is a local printing business that does a lot of commercial printing for businesses outside Paradise.

Figure 4.11 Paradise Area Economic Base



Source: see Table C-4 in Appendix C

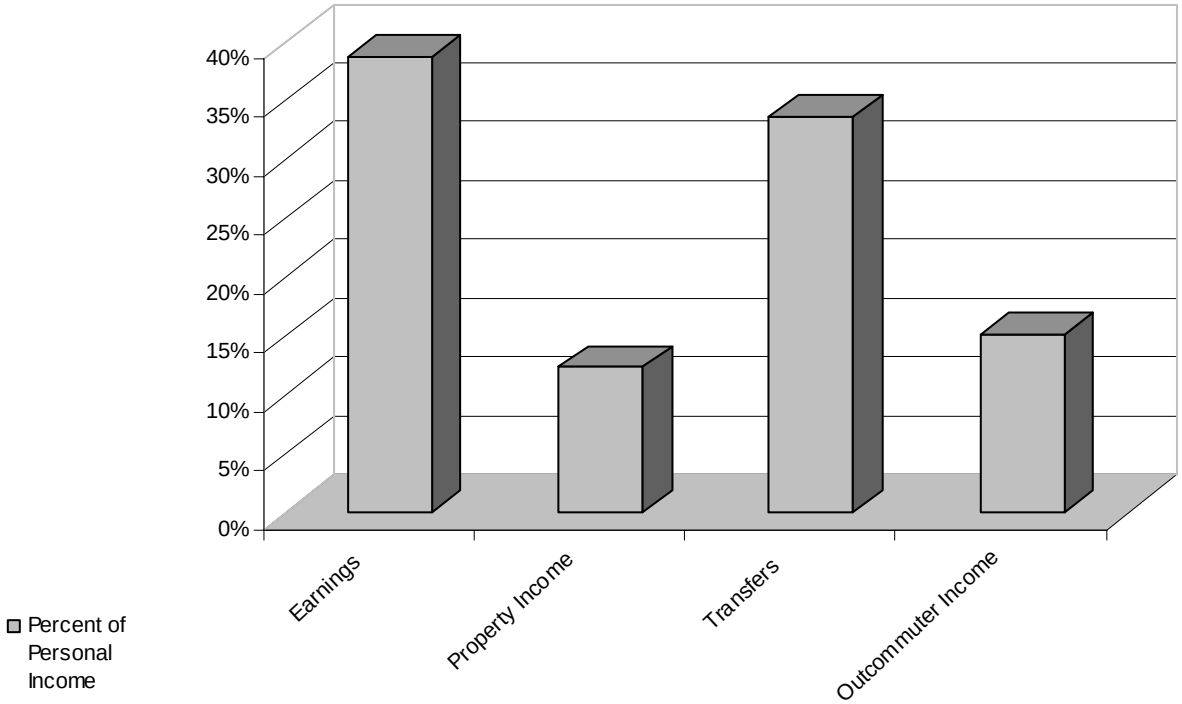
Notes:

Agriculture = agriculture and agricultural services sectors
Construction = new construction and maintenance and repair sectors
Manufacturing = all manufacturing, including food processing, wood processing, and light industry
TCU = transportation, communication and utilities sectors
Trade = retail and wholesale trade sectors
Services = business, personal, educational, and medical services sectors
Government = federal, state, and local government sectors

The Paradise area receives the majority of its income from wage and salary earnings, estimated at about 37 percent (Figure 4.12); this percent is lower than any other incorporated area of the County. About 15 percent of wage and salary earnings is associated with out-commuting, primarily to the Chico area. The remainder of wage and salary earnings is earnings derived by residents working within the Paradise area (earnings by place of work). About one-third of the Paradise economy is associated with property income (dividends, income and rent), the highest proportion of any area of the County. Social Security income is also significant in Paradise. The significance of

these two sources of income reflects the large proportion of retirees. A little over $100 million of income in the Paradise area is derived from social security payments; in comparison, the Chico area, which has a much larger population, receives $87 million.

Figure 4.12 Paradise Area Sources of Income



Source: see Table C-5 in Appendix C

Notes:

Earnings = wage and salary earnings
Property Income = dividends, income, and rent
Transfers = transfer payments, including social security and other forms of government assistance
Outcommuter Income = wage and salary earnings derived from outside the area

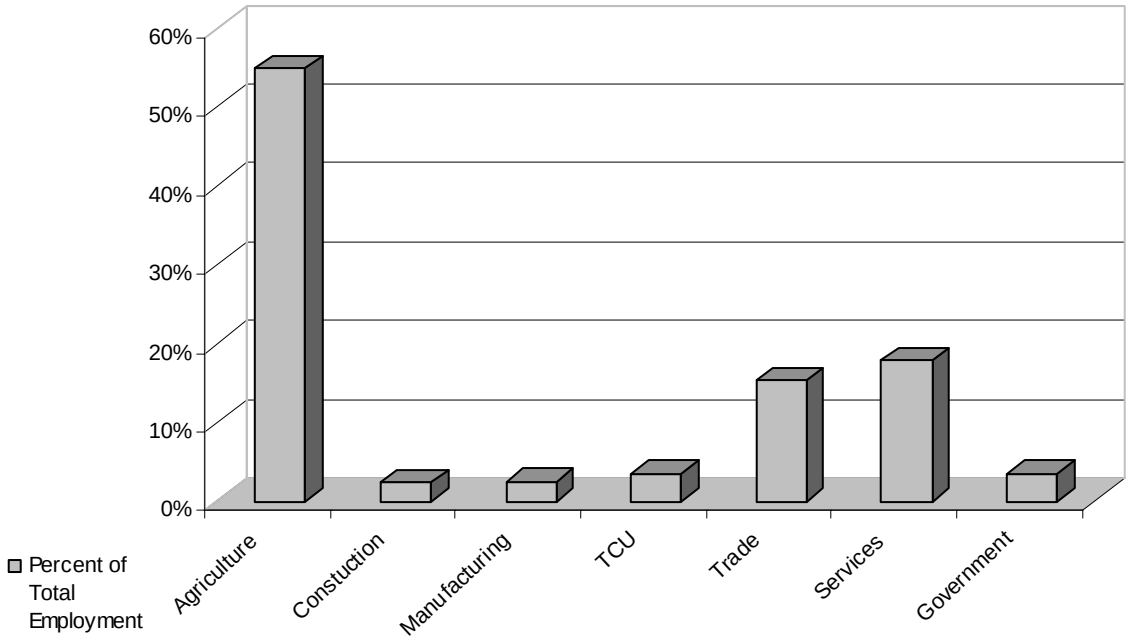
Household income in the Paradise area is about 5 percent above the County average. The Magalia Census Area (Census Tracts 17.01 and 17.02), which is a recently developed rural residential area, shows income levels similar to those in Paradise. The average household size in Paradise is 2.3 persons per household as compared to 2.48

persons per household countywide. A smaller household size means less “mouths to feed” and corresponds to a higher standard of living.

4.2.2.3 Biggs-Gridley Area

Agriculture is the primary source of employment in the Biggs-Gridley area (Figure 4.13). More than 50 percent of all employment in the area is linked to agriculture. The trade and service sectors are other major employers in the area. Manufacturing is a very small employer in the Biggs-Gridley area, which also has an unusually small construction sector, and transportation, communications, and utilities (TCU) sector.

Figure 4.13 Biggs-Gridley Area Employment by Industry



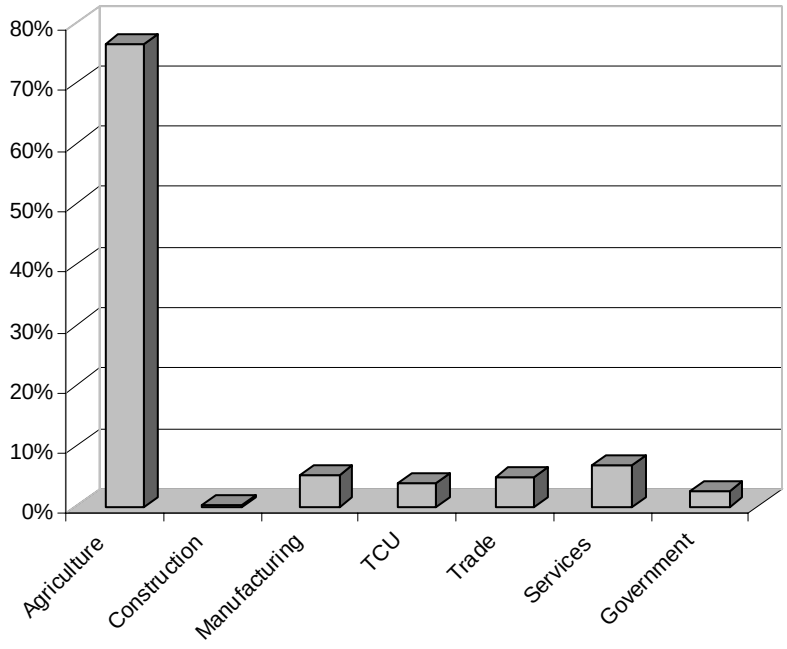
Source: see Table C-4 in Appendix C

Notes:

Agriculture = agriculture and agricultural services sectors; Construction = new construction and maintenance and repair sectors; Manufacturing = all manufacturing, including food processing, wood processing, and light industry; TCU = transportation, communication and utilities sectors; Trade = retail and wholesale trade sectors; Services = business, personal, educational, and medical services sectors; Government = federal, state, and local government sectors

Export base analysis of the Biggs-Gridley economy shows that agriculture and manufacturing (primarily food processing) comprise about 80 percent of the economic base (Figure 4.14). Most of the remaining economic base is associated with tourism (trade and services sector). Tourism in the area is associated with wildlife viewing, hunting, and fishing on the Feather River and recreation activities at other areas.

Figure 4.14 Biggs-Gridley Economic Base



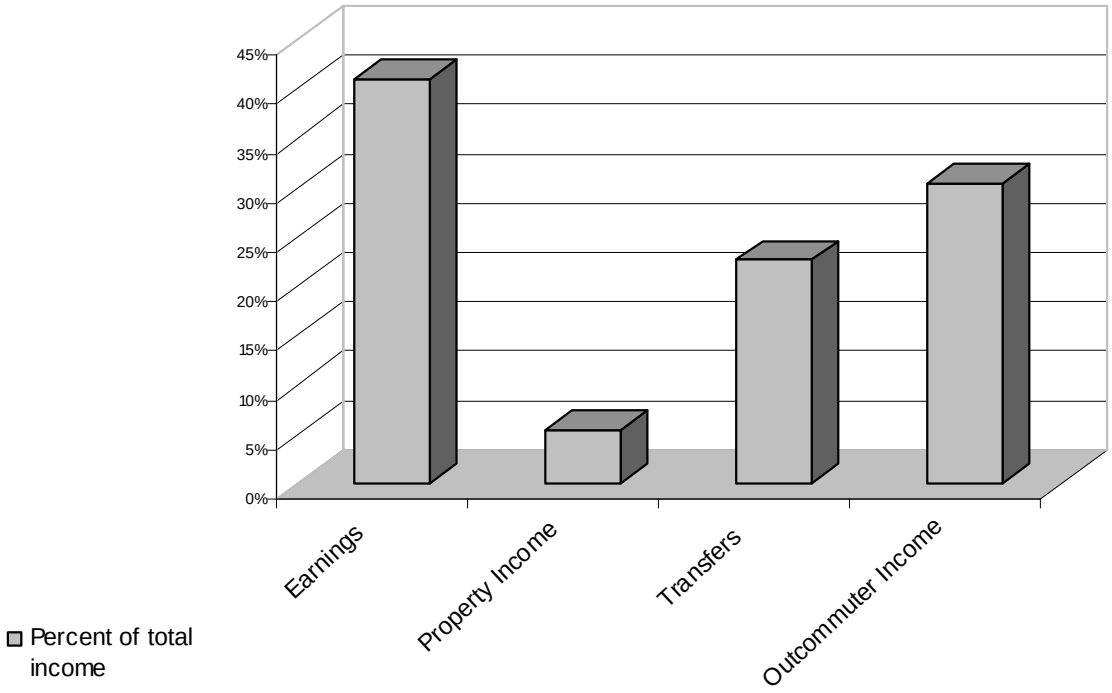
Source: see Table C-4 in Appendix C

Notes:

Agriculture = agriculture and agricultural services sectors
Construction = new construction and maintenance and repair sectors
Manufacturing = all manufacturing, including food processing, wood processing, and light industry
TCU = transportation, communication and utilities sectors
Trade = retail and wholesale trade sectors
Services = business, personal, educational, and medical services sectors
Government = federal, state, and local government sectors

Biggs-Gridley is a classic out-commuter economy. A relatively significant proportion of the income in the area is derived from commuting to work outside the area (Figure 4.15). The strongest out-commuting pattern is to Yuba City and the Sacramento Metropolitan Area. Forty-one percent of the residents of the area commute to work outside the county. California Department of Transportation studies of Highway 99 also show a strong daily commuting pattern from the Gridley area to Yuba City.

Figure 4.15 Biggs-Gridley Sources of Income



Source: see Table C-5 in Appendix C

Notes:

Earnings = wage and salary earnings
Property Income = dividends, income, and rent
Transfers = transfer payments, including social security and other forms of government assistance
Outcommuter Income = wage and salary earnings derived from outside the area

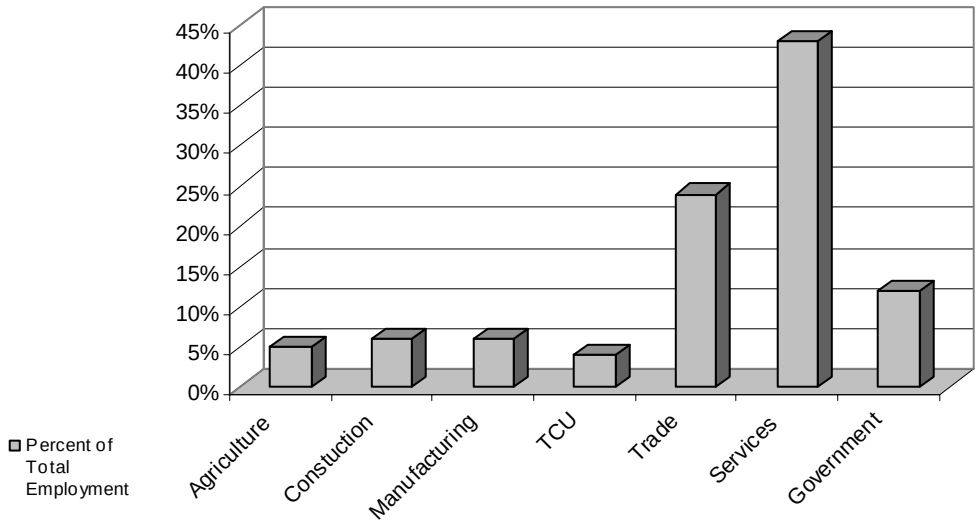
Retirement income is also significant in the Biggs and Gridley areas. The Biggs area receives a proportionately high share of income from social security payment (9%), whereas the Gridley area receives a high proportion of income from retirement income other than social security (13% of total earnings in Gridley).

Median household income is much higher in Biggs ($33,250) than Gridley ($24,368). Gridley also has a significantly higher proportion of families living in poverty than in Biggs. Income levels are noticeably higher in the agricultural area surrounding both Biggs and Gridley.

4.2.2.4 Chico Area

Chico has a strong economy that is characterized by diversified employment opportunities. In terms of employment, services are the largest employer in the Chico area with 43 percent of total employment (Figure 4.16). The trade industry also is very strong. Employment in these sectors reflects Chico's role as a regional trade and service center. CSU-Chico also provides educational services to a student body that come from all over the state of California.

Figure 4.16 Chico Area Employment by Industry



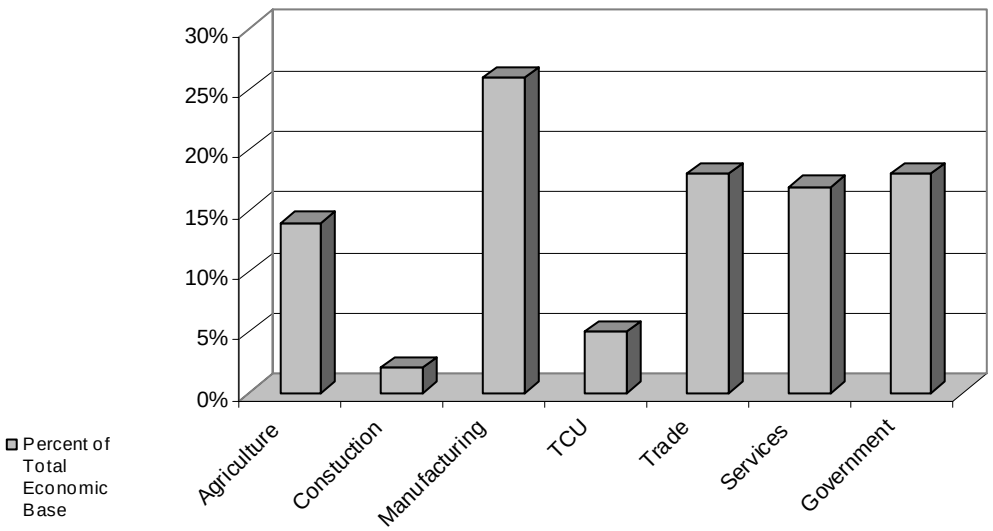
Source: see Table C-4 in Appendix C

Notes:

Agriculture = agriculture and agricultural services sectors
Construction = new construction and maintenance and repair sectors
Manufacturing = all manufacturing, including food processing, wood processing, and light industry
TCU = transportation, communication and utilities sectors
Trade = retail and wholesale trade sectors
Services = business, personal, educational, and medical services sectors
Government = federal, state, and local government sectors

The Chico area has a diversified manufacturing sector that is a key part of the economic base of Chico (Figure 4.17). Other sectors important to the economic base of Chico include state and local government (including CSU-Chico), trade, services, and agriculture and agricultural services.

Figure 4.17 Chico Area Economic Base



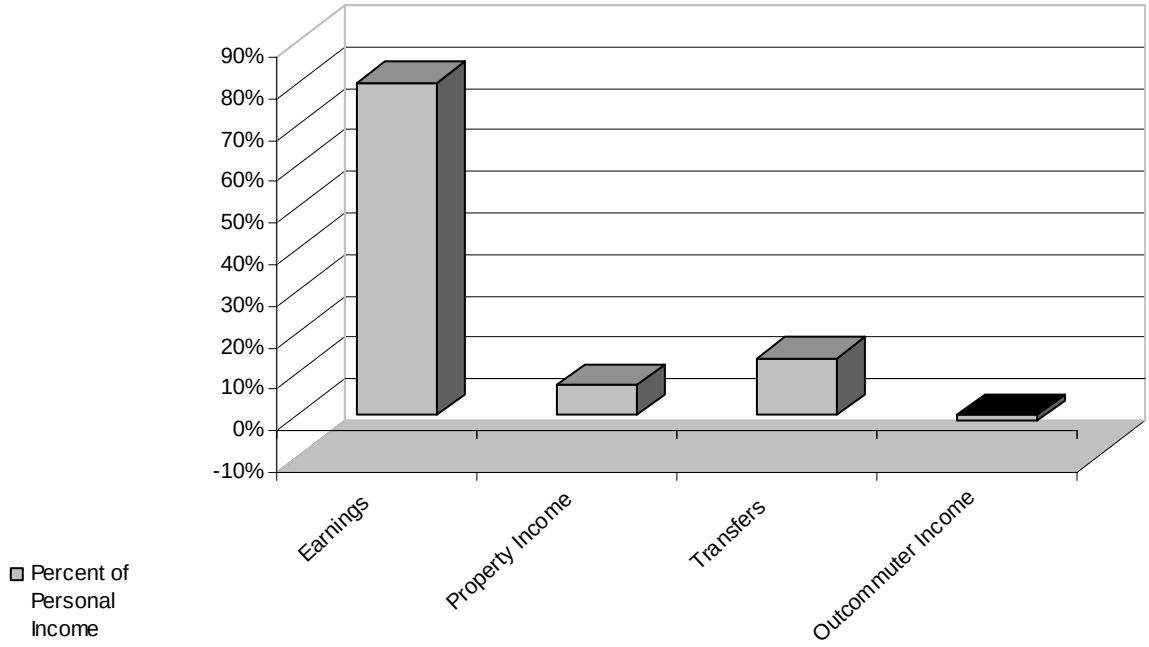
Source: see Table C-4 in Appendix C

Notes:

Agriculture = agriculture and agricultural services sectors
Construction = new construction and maintenance and repair sectors
Manufacturing = all manufacturing, including food processing, wood processing, and light industry
TCU = transportation, communication and utilities sectors
Trade = retail and wholesale trade sectors
Services = business, personal, educational, and medical services sectors
Government = federal, state, and local government sectors

Chico has a strong, diversified economy in which most of the income of residents is derived from working within the area (Figure 4.18). Earnings by place of work account for 79 percent of all income in the area. The economy of the Chico area is a strong magnet for residents of the surrounding areas of Butte, Tehama, and Glenn Counties, and out-commuting and in-commuting are more or less in equilibrium. Government transfer payments are also a significant source of income in the area. The Chico area receives a smaller proportion of social security payments than other areas of the County and is significantly below the County average.

Figure 4.18 Chico Area Sources of Income



Source: see Table C-5 in Appendix C

Notes:

Earnings = wage and salary earnings
Property Income = dividends, income, and rent
Transfers = transfer payments, including social security and other forms of government assistance
Outcommuter Income = wage and salary earnings derived from outside the area

Income levels in the Chico area are similar to the County average. As with any metropolitan area, there are significant income differences within the area. For example, income in the Durham CCD is about 165 percent of the County average. Chico has a higher percentage of households below the poverty level (26.6%) but this may reflect the large number of students, who generally fall below the poverty level. Durham has the lowest percentage of families below the poverty level of any areas of the region (6.1%).

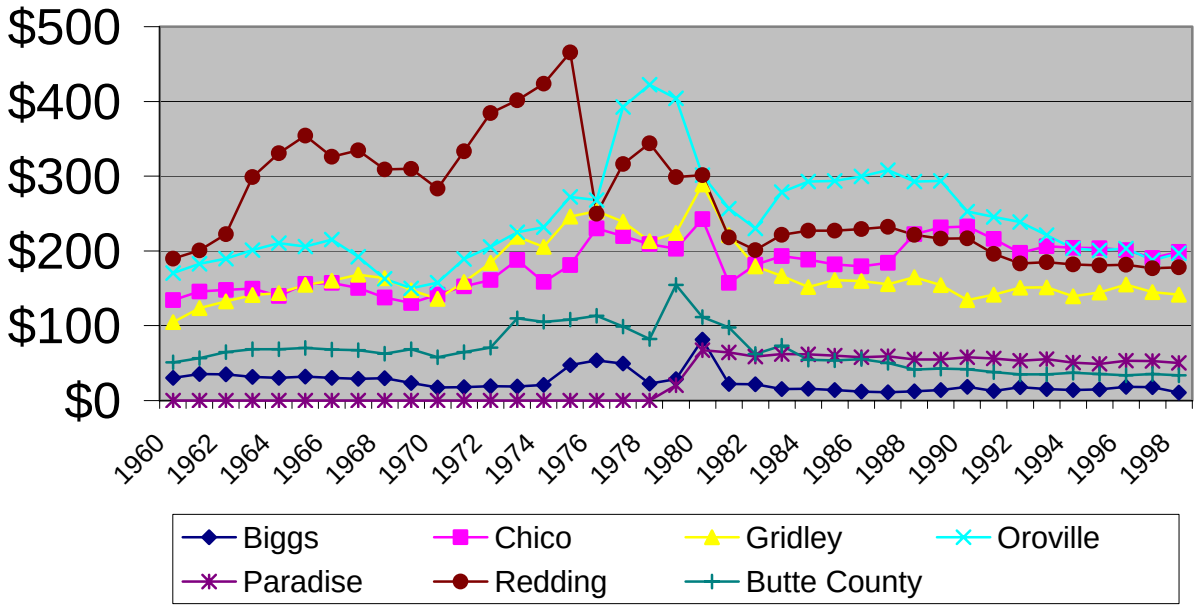
4.3 FISCAL CONDITIONS AND TRENDS

This report element focuses on characterizing the historical pattern of key fiscal indicators, including sales tax revenues and transient occupancy tax revenues, for the five incorporated areas and unincorporated area of Butte County. Data dating back to 1960 were compiled, where available, and adjusted to 2000 dollars using the CPI for All Urban Consumers (U.S. city average). Historical information also is presented on agency expenditures for operations, maintenance, and construction activities related to management of the recreation-related Oroville Facilities.

4.3.1 Sales Tax Revenue

Levels of sales tax revenues generated within cities and counties over time are influenced by numerous factors, including regional and national economic trends, income growth, local and regional population growth, and the breadth and diversity of a community's retail trade sector. Spending by visitors, including recreationists, is another factor that may affect levels of sales tax revenues within an area. Historical trends in real (i.e., adjusted for inflation to year 2000 dollars) per capita sales tax revenues for Biggs, Chico, Gridley, Oroville, Paradise, Redding, and Butte County are depicted in Figure 4.19. The current sales tax rate in all of these areas is 7.25 percent, of which 1 percent is returned to the jurisdiction where taxable sales occur. (The 1 percent local share has remained in effect over the FY 1960-61 through FY 1998-99 period.) The data reveal several trends, as summarized in the following points.

Figure 4.19. Real Per Capita Sales Tax Revenue: FY 1960-61 to FY 1998-99



Source: see Tables C-6, C-7, and C-8 in Appendix C

- During FY 1998-99, Chico and Oroville led all jurisdictions, including Redding, in per capita sales tax revenue. During that year, per capita revenues were as follows: Chico, $199; Oroville, $197; Redding, $178; Gridley, $142; Paradise, $50; Butte County, $34; and Biggs, $11. It should be noted that large populations live just outside the city boundaries of Oroville and Chico, which contribute to the relatively high per capita rates for these communities.

- Between FYs 1960-61 and 1998-99, Chico, Gridley, and Oroville have all experienced real growth in annual per capita sales tax revenues, averaging 1.2 percent, 0.9 percent, and 0.4 percent, respectively, over that period. By comparison, Redding's annual per capita sales have declined in real terms since FY 1960-61, falling from $190 to $178, a 6.4 percent decrease. Similarly, real per capita revenues in unincorporated Butte County, Paradise, and Biggs have also fallen since FY 1960-61, with real revenues declining by 33.3 percent in Butte County, 26.5 percent in Paradise (since incorporation), and 63.3 percent in Biggs.

- Oroville's per capita sales tax revenues have exceeded Redding's in every year since FY 1976-77, when Redding annexed the unincorporated Enterprise (Shasta County) area. During FY 1998-99, Oroville's per capita revenue was $197 compared to $178 for Redding. Oroville's ability to maintain relatively strong sales tax revenue levels indicates an ability to capture its share of regional transactions and to pull in taxable sales from persons residing outside of its city limits.

- Beyond the above examples, the sales tax revenue data do not provide a clear indication that the development of Lake Oroville facilities had an immediate effect on sales tax revenue levels in nearby communities. Between the fiscal years of 1965-66 and 1975-76, which includes the period during which the dam, forebay, afterbay, and most recreation facilities were completed, Oroville's real per capita sales tax revenue annually increased, on average, by 3.2 percent, which exceeded Chico's 1.6 percent average

annual growth rate but was virtually the same as Redding's 3.1 percent average annual growth rate. Real revenue growth over this period, however, was relatively strong in Gridley, unincorporated Butte County, and Biggs, annually averaging 5.8 percent, 5.4 percent, and 4.7 percent respectively. These figures suggest that factors other than visitation to lakes Oroville and Shasta play important roles in determining levels of sales tax revenues for these communities.

- Between FYs 1960-61 and 1993-94, Oroville's annual per capita sales tax revenues exceeded the per capita revenues of all cities within Butte County. In FY 1994-95, Chico caught up to Oroville, and the real per capita revenues of the two cities have been similar since, again indicating that Oroville has "held its own" within the region in terms of attracting taxable sales. (Nominal and adjusted sales tax data for these communities are included in Appendix C.)

- Butte County's sales tax revenues have remained relatively low over the 39-year period, with real per capita revenues actually declining between FY 1960-61 and FY 1998-99. With the exception of the City of Biggs, Butte County receives the lowest per capita revenues of all jurisdictions within the County.

- Given its relatively small population (estimated at 5,030 in 1999), Gridley's per capita sales tax revenues have been relatively strong over the 39-year period, indicating a healthy retail sector that includes taxable sales of inputs

to agricultural operations and the ability to attract sales from outlying areas and visitors. Taxable purchases by residents of nearby Biggs may help explain Gridley's relatively high level of per capita sales, and it may also explain Biggs very low level of per capita sales tax revenues ($11).

- The Town of Paradise, which incorporated during FY 1979-80, has experienced relatively low per capita sales tax revenues given its status as the County's second largest city. The town's $50 in per capita sales tax revenues indicates sales leakage to other communities, such as Oroville and Chico.

4.3.2 Lodging Tax Revenues

Lodging taxes are imposed on the receipts of motels, hotels, and other lodging facilities. Unlike sales tax revenues, which are influenced by numerous factors, lodging tax revenues (also known as transient occupancy tax revenues) are primarily governed by two factors: the lodging tax rate imposed by a specific community, which has changed over time for most jurisdictions, and the level of visitation to a community. Visitation levels can be affected by local factors, such as nearby tourist attractions and recreational sites, and external factors that affect travel, such as gasoline prices and the overall health of the regional and national economy.

For the communities evaluated for this background report, revenue data collected from the California State Controller (1962-2000) indicates that only Redding imposed a lodging tax prior to 1967. The California State Controller data lumped lodging tax

revenues together with other minor tax revenues prior to 1969. Chico, Oroville, and Butte County apparently first levied lodging taxes beginning in FY 1967-68, which corresponds to the year in which the construction of Oroville Dam was completed. The Town of Paradise has levied a lodging tax since it was first incorporated during FY 1979-80. Gridley did not adopt and levy a lodging tax until FY 1998-99. Due to a lack of motels and hotels, Biggs has not adopted a lodging tax.

Lodging tax rates vary across jurisdictions and, in most cases, have increased over time. Table 4.3 shows the current tax rate, and the date the rate went into effect, for each of the jurisdictions currently levying a tax.

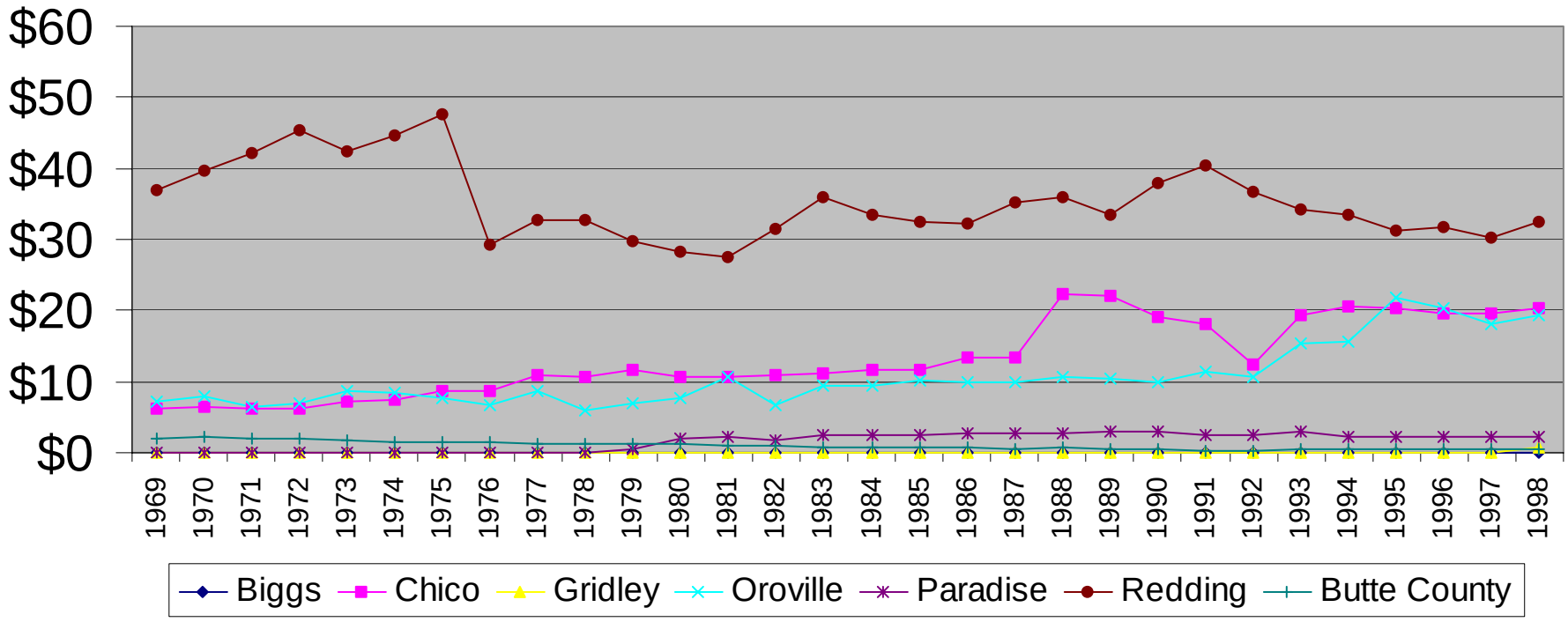
Table 4.3 Lodging Tax Rates by Jurisdiction

Jurisdiction	Lodging Tax Rate	Effective Date
Chico	10%	5/5/94
Gridley	6%	12/14/98
Oroville	9%	7/21/92
Paradise	6%	7/1/80
Redding	10%	11/1/90
Butte County	6%	1967 (est.)

Source: California State Controller 2001.

Figure 4.20 shows trends for lodging tax revenues received by jurisdictions between FY 1969-70 and FY 1998-99. Because lodging tax rates have differed over time for the individual communities, the data do not reflect how hotel and motel occupancy rates may have changed over time in each community. Rather, the data indicate the relative extent to which lodging taxes have contributed, on a per capita basis, to the budgets of each community. The data reveal the following trends:

Figure 4.20. Real Per Capita Lodging Tax Revenue: FY 1969-70 to FY 1998-99



Source: see Table C-6, C-9, and C-10 in Appendix C

- Although Redding has benefited from relatively high lodging tax revenues over the historical period, Chico and Oroville have experienced greater percentage growth in per capita revenues over the period. From FYs 1969-70 to 1998-99, Redding's per capita lodging tax revenues actually decreased, in real terms, falling by 20 percent, while revenues in Chico and Oroville increased at annual average rates (uncompounded) of 8.0 percent and 5.9 percent, respectively. Much of the increase experienced by Chico and Oroville is undoubtedly due to increases in both lodging rates and lodging tax rates, but some of the growth may also be attributable to the ability of these communities to attract increasing levels of visitors.

- On a per capita basis, Chico and Oroville have generated similar levels of lodging tax revenues over the 30-year period. Although lodging tax rates imposed by the two communities have varied over the 30-year period, and the per capita revenue levels do not necessarily reflect similar lodging occupancy rates, the lodging tax revenue data indicate that lodging taxes have contributed similarly, on a per capita basis, to the budgets of both communities.

- Although Redding has benefited from relatively high lodging tax revenues over the historical period, Chico and Oroville have experienced greater percentage growth in per capita revenues over the period. From FYs 1969-70 to 1998-99, the County of Butte has historically received minor amounts of lodging tax revenues and has experienced little growth in these revenues over the historical period. In nominal dollars, the county's annual lodging tax

revenues increased by only $14,500 during the 30 years between FY 1969-70 and FY 1998-99. In real dollars, the County's lodging tax revenues have actually declined over the 30-year period, with per capita revenues falling from approximately $2 to less than $1. These revenue figures suggest that development of Oroville facilities have had little effect on the accommodations sector in the unincorporated portion of the County.

4.4 STATE AGENCY EXPENDITURES AT THE OROVILLE FACILITIES

State agency expenditures on the development, operation, and maintenance of the Oroville Facilities, including the Oroville Wildlife Area, affect both regional economic conditions (such as employment and income levels) and fiscal conditions (such as sales tax revenues). To the extent that these expenditures are made within Butte County and local communities, expenditures made over time serve as an indicator of historical economic activity generated by the Oroville Facilities.

Various staff from the California Department of Water Resources (DWR), the California Department of Parks and Recreation (DPR), the California Department of Boating and Waterways (DBW), and the California Department of Fish and Game (DFG) compiled and provided the expenditure information in the following sections. Reported expenditures are limited to recreation-related facility construction, maintenance, and operation within the Lake Oroville State Recreation Area (LOSRA) and the Oroville Wildlife Area. Expenditures made by DWR at the Oroville Facilities that are not related to recreation will be included in subsequent analyses.

Recreation-related agency expenditures on facility development, operations, and maintenance at the Oroville Facilities between FYs 1976-77 and 2001-02 (including budgeted DFG expenditures through 2005) are summarized in Table 4.4. As the footnotes to this table explain, the expenditure data are partial and incomplete, especially for DPR and DFG operational expenditures, indicating that the expenditure *totals* may be substantially lower than actual agency expenditures over the 1976-2002 period. With this caveat in mind, the combined (i.e., DWR, DPR, DBW, DFG) agency expenditures related to operations and maintenance of LOSRA recreation facilities totaled $30.4 million over this period. The missing information probably does not substantially affect the *average* expenditures, estimated to be about $2.7 million annually. Combined agency expenditures on capital expenditures totaled $16.4 million, averaging $595,000 annually. Taking O&M and capital expenditures together, the agencies have spent a combined total of $46.8 million for development, operation, and maintenance of LOSRA recreation facilities and related activities, averaging $3.3 million per year. When adjusted to year 2000 dollars (using the Consumer Price Index for California), O&M and capital expenditures total approximately $64.9 million.

Expenditures made by each of the four agencies are described in greater detail below. Tables showing annual expenditures by each of the four management agencies are included in Appendix B.

Table 4.4 Summary of Available Historical Agency Expenditure Data Related to Oroville Complex Recreation Area and Wildlife Area (in thousands of nominal dollars)

	Operations & Maintenance Expenditures			Capital Expenditures			Total	
Agency	Range	Ave. Annual	Total	Range	Ave. Annual	Total	Ave. Annual	Total
DWR*	$13.0 - $1,742.7	$327.2	$9,815.9	$0.0 - $4,548.2	$317.6	$9,529.4	$644.8	$19,345.3
DPR**	$283.5 - $3,130.3	$1,518.8	$18,225.8	N/A	N/A	N/A	$1,518.8	$18,225.8
DBW***	N/A	N/A	N/A	$0 - $2,354.0	$272.9	$6,821.8	$272.9	$6,821.8
DFG ****	N/A - $767.0	$858.8	$2,327.5	$0 - $15,000	$4.4	$75.0	$863.2	$2,402.5
Totals	N/A	$2,704.8	$30,369.2	N/A	$594.9	$16,426.2	$3,299.7	$46,795.4

DWR = Department of Water Resources
DPR = Department of Parks and Recreation
DBW= Department of Boating and Waterways
DFG = Department of Fish and Game
N/A = not applicable or not available.

* *Based on actual and estimated expenditures from fiscal years 1971-72 through 2000-01.*

** *Based on actual and estimated expenditures for the fiscal years 1971-72 through 1976-77, 1988-89 through 1989-90, and 1997-98 through 1999-00. Expenditure data were not available for other years because of accounting and budget-process revisions. No information was available concerning capital expenditures made by DPR, although expenditures on major maintenance projects are reflected in the operations and maintenance expenditures. Compiled by Douglas Rischbieter (DWR) from archived information and other information provided by Kim Preston, Northern Buttes District, California Department of Parks and Recreation.*

*** *Based on actual and budgeted expenditures from fiscal years 1975-76 through 2000-01. DBW made no operations and maintenance (O&M) expenditures during this period.*

**** *Includes expenditures made and budgeted by DWR in collaboration with DFG on annually funded projects and one-time projects. O&M expenditures based on ongoing expenditures in fiscal year 2000-01 and one-time O&M expenditures made or budgeted between fiscal years 1989-90 and 2005-06. Total O&M expenditures do not include ongoing expenditures made prior to the 2000-01 fiscal year. Capital expenditures based on actual expenditures from fiscal year 1989-90 through 2000-01.*

4.4.1 Department of Water Resources Expenditures

DWR is the agency with direct responsibility for meeting the Federal Energy Regulatory Commission's (FERC) requirements regarding the provision of recreational facilities within the LOSRA, Oroville Wildlife Area, and adjacent Project lands. DWR's expenditure's are generally in one of two categories: operations or capital improvements (also referred to by DWR as labor and projects, respectively). Expenditures in these categories varied substantially over the 1971-2002 period, with operations expenditures varying from $13,000 in 1976-77 to $1.7 million in 1993-95, and with capital expenditures ranging from no expenditures in most years to an estimated $4.5 million in 2000-01 (Table 4.3).

For the fiscal years 1971-72 through 1992-93, DWR spent a total of approximately $1.4 million on operations, averaging $63,900 per year, and $1.1 million on capital improvements. Virtually all of the capital expenditures made over this period occurred during the 1980-81 fiscal year. Combined, these expenditures averaged $115,000 annually. Annual expenditures, both for operating and capital purposes, substantially increased following 1992-93. From 1993-94 through 2001-02, DWR's operations expenditures totaled an estimated $8.4 million, averaging $1.1 million per year, with its capital expenditures totaling and averaging virtually the same amount and resulting in total average annual expenditures of approximately $2.1 million over this period.

The increase in DWR's capital expenditures beginning in FY 1995-96 was largely due to a 1994 FERC order requiring a number of recreation improvements in the LOSRA, including upgrades to recreation facilities at Thermalito Afterbay, design and

construction of unique “floating campsites”, construction of the Lime Saddle Campground, development of the “mountain bike” loop trail, and other improvements. These expenditures, totaling an estimated $8.4 million between FYs 1995-96 and 2001-02, were one-time expenditures, and are not typical of past nor necessarily representative of future levels of capital expenditures by DWR on recreational facilities (Rischbieter, pers. comm.). Having additional facilities to operate may account for DWR’s higher operating expenditures beginning in FY1993-94.

Over the entire 30-year period (1971/72 through 2000/01), expenditures averaged approximately $644,800 per year, including $327,200 in operations expenditures and $317,600 in capital expenditures. Adjusted to year 2000 dollars, operations and capital expenditures for recreation-related activities and projects in the LOSRA over the 30-year period totaled $23.3 million, averaging $777,200 annually (Appendix Table B-1).

4.4.2 Department of Parks and Recreation Expenditures

DPR is the primary recreation operator of the Oroville Facilities, operating and maintaining all recreational facilities other than those located at Thermalito Afterbay, which are the responsibility of DWR, and those at the Oroville Wildlife Area, which are the responsibility of DFG (Rischbieter, pers. comm.). Identifying and compiling specific DPR expenditures for operations at LOSRA are difficult for several reasons. Most significantly, LOSRA is but one of 13 widely-separated units in DPR's Northern Buttes District (District). Since departmental reorganization in 1993, DPR budgeting has been done at the District level rather than at the park unit level. Thus, many of the costs of providing services and goods to LOSRA are a varying fraction of the budget of the

District as a whole. An additional complication in assembling historical expenditure data is associated with DPR's past accounting practices, which have made expenditure data for the LOSRA for the FY 1977-78 through FY 1987-88 period largely unavailable (Rischbieter, pers. comm.).

An estimate of DPR expenditures for the 1996-2000 fiscal years, which includes an estimate of the pro-rata share of District staff support to LOSRA, is provided by Appendix Table B-2. Estimated DPR expenditures over this period totaled approximately $9.8 million, averaging nearly $2.5 million per year. This total includes several major non-recurring appropriations for deferred facility maintenance and does not necessarily reflect normal annual operating expenditures. As Appendix Table B-2 shows, expenditures comprise, in part, labor costs, including the salaries of Rangers, maintenance workers, and seasonal staff assigned specifically to LOSRA, plus estimated pro-rata costs for District-based staff (essentially overhead support for the unit). Expenditures also include maintenance and resource project costs, equipment and supply purchases, and service costs that have been specifically coded to the LOSRA unit. These expenditure totals also include the estimated pro-rata share of equipment and supply purchases and service costs for the District as a whole.

Prior to DPR's reorganization in 1993, DPR budgeting was done by unit and a series of annual statistical reports was published that summarized unit-specific operating costs and revenues. The Statistical Report was a compilation of data on the operation and physical aspects of each park unit in the California State Park System, based on the State's fiscal year (July 1 through June 30). It was intended to provide the reader with an overview of park unit operations in terms of public usage, revenue generated, and

available facilities. As shown in Appendix Table B-3, the annual expenditures reported for LOSRA generally increased each year between 1971 and 1976, and then again from 1988 to 1989, growing from $283,482 (FY 1971-72) to $2,340,090 (FY 1989-90). Revenues also increased in almost every year over the 19-year period, generally offsetting from 14 percent to 27 percent of operating expenses (Appendix Table B-3).

4.4.3 Department of Boating and Waterways Expenditures

DBW funds construction of various projects at LOSRA that are related to boating and to the facilities that support boating. Some of the funded projects, which generally involved improving and expanding existing recreation facilities, include boat-in facilities, parking area construction and improvements, boat-launch ramp construction and improvements, floating restrooms, on-shore restrooms, and general renovation. As shown by Appendix Table B-4, expenditures for projects completed during the 1975-76 through 1999-2000 period total $4,467,768, annually averaging approximately $178,700 in nominal dollars and $215,800 in year 2000 dollars.

In addition to expenditures on the above projects, DBW has budgeted $2,354,000 for facilities renovations at the Spillway that were not completed until late 2002. Including these recent data, DBW has spent $6,821,768 over the FY 1975-76 through FY 2000-01 period for the purpose of constructing and maintaining facilities that support boating at LOSRA (Appendix Table B-3). When this amount is adjusted to year 2000 dollars, DBW expenditures through the end of the 2001 fiscal year for recreation-related projects at LOSRA totals $7,748,731, averaging $298,000 per year (Appendix Table B-4).

4.4.4 Department of Fish and Game Expenditures

DFG makes financial expenditures at the Oroville Complex for several purposes. These include monitoring of the fishery, fish pathology, studying the benefits of the recreational fishery, genetic research, construction of fish habitat, evaluation of pollution in the fishery, operation of the management lands, fish population surveys, and law enforcement. All of the expenditures made locally by DFG, in collaboration with DWR, are directly or indirectly supporting the fishery for the purpose of recreation and sustainable fisheries.

Actual and budgeted DFG and DWR expenditures since 1989 are summarized in Appendix Table B-5. Ongoing expenditures on activities related to Project recreation resources, including operation and maintenance of the Oroville Wildlife Area, carcass surveys, law enforcement, and fish disease monitoring, has varied annually but totaled approximately $767,000 (including DWR-funded activities) in 2000. One-time expenditures made for projects completed since 1989 and budgeted for completion through 2005 totals approximately $1.6 million ($1.9 million in year 2000 dollars). In addition to the construction of habitat structures, projects have primarily included fishery and water contamination-related studies (Appendix Table B-5).

4.4.5 Summary of Total Agency Expenditures

Historical agency expenditures related to Oroville Project recreation facilities have changed over time due to numerous factors, including demand for new and improved

recreation facilities, FERC orders, and availability of State funds for construction and management of facilities.

Virtually all of the major recreation areas and facilities, including campgrounds and marinas, at Lake Oroville and Thermalito Forebay were developed immediately following construction of Oroville Dam and were operational by 1970-71. No additional major recreation facilities were constructed within the LOSRA until summer 1991, when some temporary recreation facilities were developed at Thermalito Afterbay in response to low water levels at Lake Oroville. (Thermalito Afterbay was not open to public use prior to the late 1970s and recreation development at the Afterbay was minimal until 1991.) A 1994 FERC Order required DWR to upgrade facilities at the Afterbay, including development of permanent restrooms, a paved parking area, and additional boat lanes. These upgrades were generally completed by 1996. The FERC Order also resulted in the construction of the Lime Saddle campground at Lake Oroville, which was completed and opened in 2001, and a number of other improvements, including lighting at the dam, development of the "mountain bike" loop trail, development of additional picnic facilities at the Forebay and Afterbay, and the year-round availability of a portion of the Loafer Creek campground. In addition to the recreation facilities mentioned above, DBW also has expanded and improved various boating-related facilities throughout the Project (Rischbieter, pers. comm.).

In summary, the agency expenditure data reveal the following trends.

- Annual DWR operations-related expenditures ranged from $40,870 to $2.0 million (constant year 2000 dollars) between fiscal years 1971-72 and 2001-

02. Expenditures have generally increased over time, substantially increasing between 1993 and 2000 due to the 1994 FERC Order requiring the development and improvement of recreation facilities, and declining after 2000. With the exception of expenditures in 1978 and 1980, virtually all of DWR's capital expenditures after the initial development of recreation facilities (1970-71) occurred from 1995 through 2001.

- DPR's annual O&M expenditures ranged from $1.2 million to $3.2 million (constant year 2000 dollars) over the fiscal years for which data were available. DPR's O&M expenditures have generally risen over time, although expenditures in recent years have been similar to levels seen in the late 1980s.

- DBW's expenditures on capital improvements to boating and boating-related facilities have ranged from no expenditures during many of the early years of the 1976-2001 period to approximately $2.4 million (constant year 2000 dollars) in FY 2000-01.

- DFG's ongoing expenditures are primarily for operation and maintenance of the Oroville Wildlife Area and for enforcement of wildlife regulations (e.g., fishing and hunting regulations). Past expenditures have primarily been associated with fisheries-related studies. Since 1989, DFG's lone capital expenditure was for construction of habitat structures during the 1989-93 period.

4.5 DESCRIPTION OF TRENDS IN PROPERTY VALUES

This section of the report focuses on characterizing trends in assessed property values at the city and county level relative to regional and statewide indices. This information serves two main purposes. First, it provides insight into changes in property values over time in the Project area based on assessed *land* values. Second, it also serves as an indicator of general economic development based on assessed *land and improvement* values, which captures new development that is placed onto property tax rolls.

Figures 4.21, 4.22, and 4.23 represent assessed *land* values for the periods 1960-1977, 1978-2001, and over the entire 42-year period from 1960-2001, respectively. Figures 4.24, 4.25, and 4.26 represent assessed *land and improvement* values for the periods 1960-1977, 1978-2001, and over the entire 42-year period from 1960-2001, respectively; these data include the incorporated cities of Oroville and, for comparison purposes, Redding. Data are presented on an average annual percentage change basis for each period. Historical data for all figures are presented in Tables C-11 and C-12 in Appendix C.

4.5.1. Assessed Land Values

For the period 1960-1977, Butte County experienced an average annual growth rate in assessed land values of 9.5 percent. This was higher than growth rates for the region (including the Counties of Tehama, Glenn, Colusa, Sutter, Yuba, Sierra, Plumas, and Shasta but excluding Butte County) (8.0%) and the State as a whole (8.9%). Relative to individual counties, only Plumas County (16.1%), Sierra County (11.7%), and Shasta County (10.1%) had higher growth in assessed land values than Butte County.

Figure 4.21 Annual Average Rate of Increase in Assessed Land Values (1960-1977)

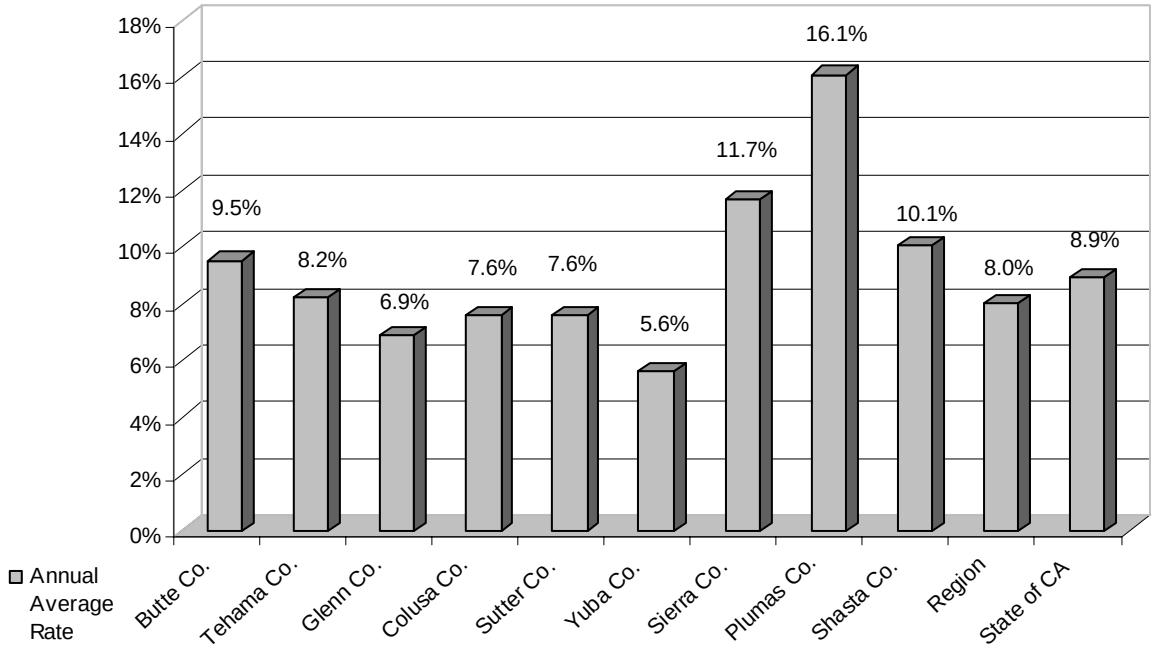


Figure 4.22 Annual Average Rate of Increase in Assessed Land Values (1978-2001)

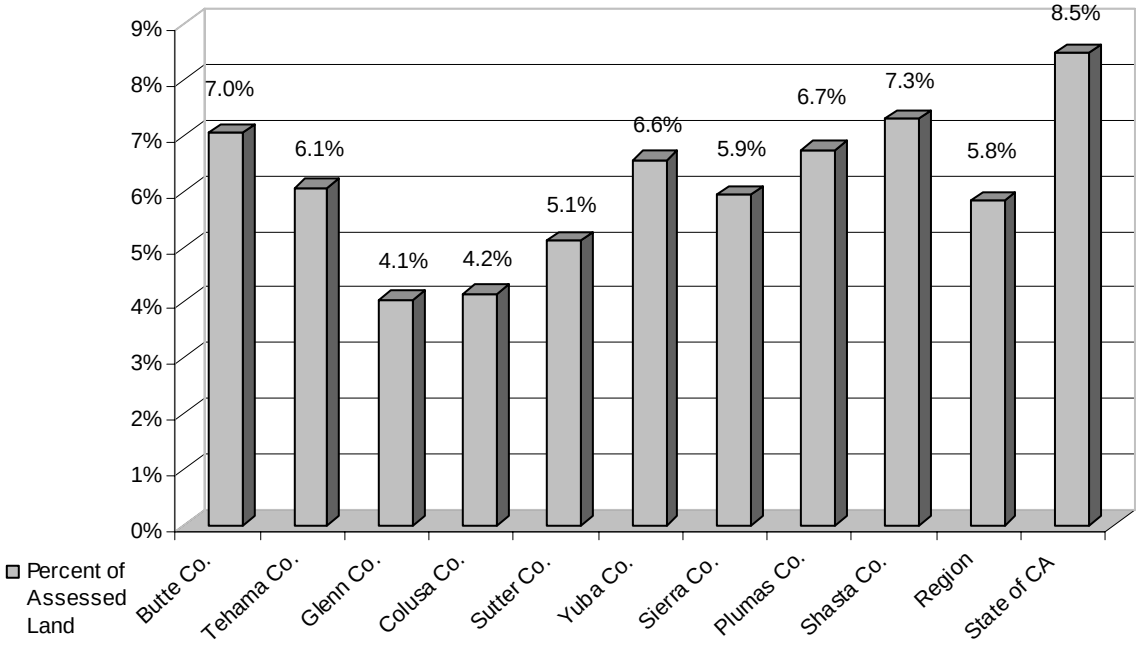


Figure 4.23 Annual Average Rate of Increase in Assessed Land Values (1960-2001)

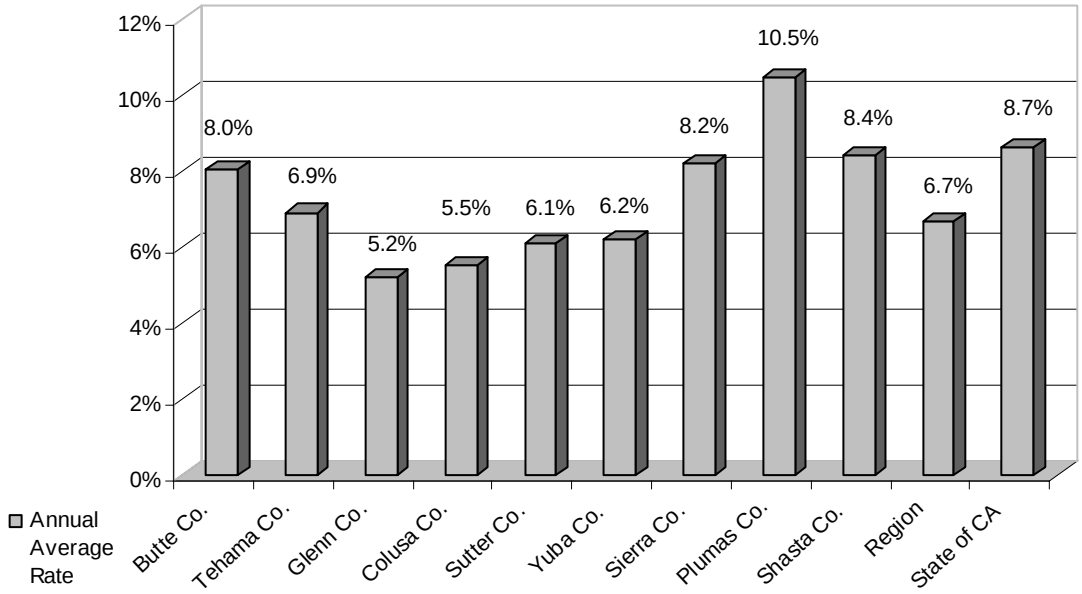


Figure 4-24 Annual Average Rate of Increase in Assessed Land Values and Improvements (1960-1977)

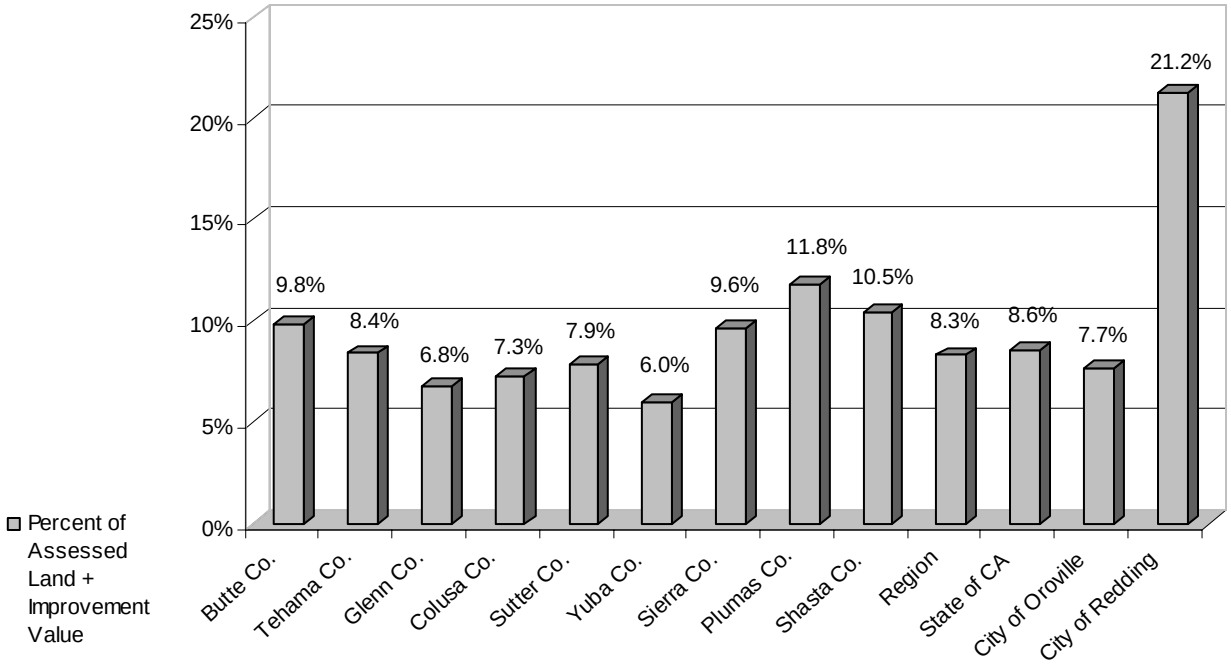


Figure 4.25 Annual Average Rate of Increase in Assessed Land Values and Improvements (1978-2001)

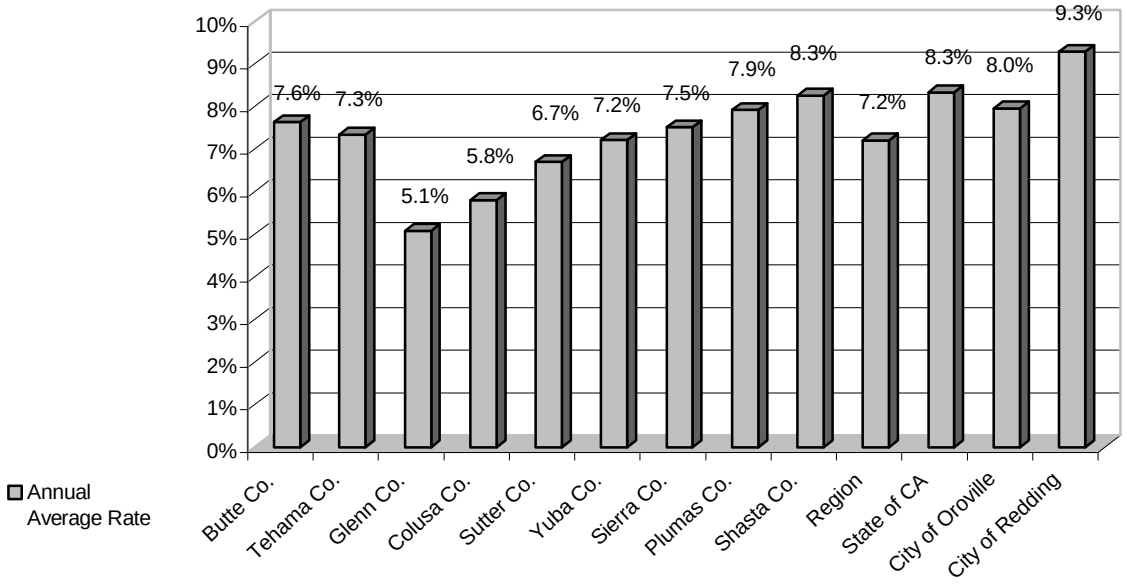
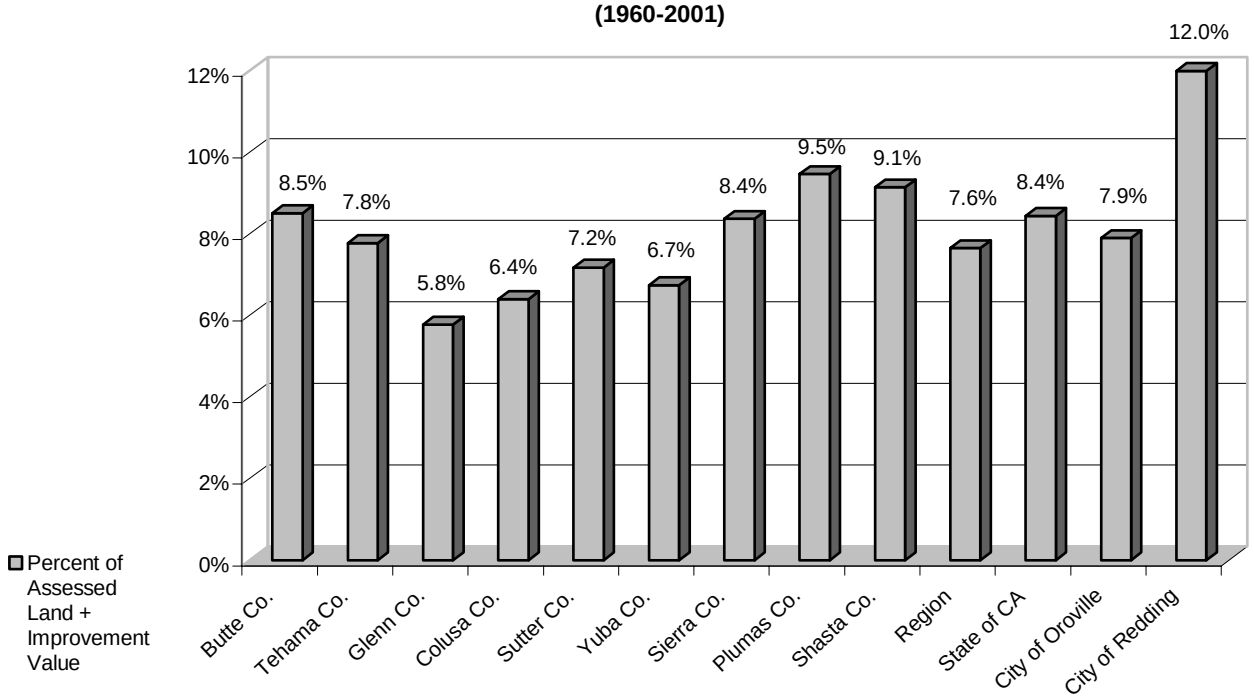


Figure 4-26 Annual Average Rate of Increase in Assessed Land Values and Improvements (1960-2001)



During the latter period (1978-2001), assessed land values in Butte County continued to grow, averaging 7.0 percent annually, but at a slower rate relative to the period 1960-1977. Assessed land values in Butte County again compared favorably to those in the region, which were considerably less at 5.8 percent, but were slightly lower than the statewide figure (8.5 %). The region was affected by low growth rates in Glenn County (4.1%) and Colusa County (4.2%) over this timeframe. Relative to other counties in the region, Butte County was second to only Shasta County (7.3%) in terms of assessed land value growth.

For the entire 41-year period, Butte County experienced an average annual growth rate in assessed land value of 8.0 percent. Similar to the latter period, assessed land value growth in Butte County was higher than regional growth rates (6.7%), but slightly lower than Statewide rates (8.7%). Out of the nine counties analyzed, Butte County ranked fourth in terms of average annual growth in assessed land values, behind only Plumas County (10.5%), Shasta County (8.4%), and Sierra County (8.2%).

4.5.2. Assessed Land and Improvement Values

Between 1960 and 1977, Butte County and Oroville had an average annual growth in the assessed value of land and improvements of 9.8 and 7.7 percent, respectively. The regional average was 8.3 percent, and the statewide average was 8.6 percent. In comparison, the City of Redding experienced exceptionally high growth in property values during this period, averaging 21.2 percent annually, nearly double the next highest jurisdiction; this is attributed to a significant spike in assessed values between 1976 and 1977 resulting from annexation of the Enterprise area. During this period,

growth in assessed land and improvement values in Butte County was the fourth highest, and Oroville was fourth lowest, of all jurisdictions.

More recently (1978-2001), average annual assessed land and improvement values were more uniform among all jurisdictions, ranging from 5.1 percent in Glenn County to 9.3 percent in Redding. Growth rates in Butte County and Oroville were comparable at 7.6 percent and 8.0 percent, respectively, both higher than the regional averages (7.2%), but lower than Statewide averages (8.3%).

Average annual growth rates in assessed land and improvement values in the region ranged between 5.8 percent in Glenn County to 12.0 percent in Redding over the entire 41-year timeframe (1960-2001). During this period, Butte County experienced an average growth rate of 8.5 percent, slightly higher than the region (7.6%) and the State (8.4%). Average growth in assessed land and improvement values in Oroville was 7.9 percent, which falls between regional and statewide rates.

Several observations can be made related to assessed property value data in the Project area:

- Butte County compared favorably to other counties in the Sacramento Valley region in terms of the growth rate of assessed land values since 1960, but slightly lower than Statewide averages.

- Butte County compared favorably to both the Sacramento Valley region and the State in terms of the growth rate of assessed land and improvement values since 1960.

- Growth in assessed land and improvement values in Oroville was historically (1960-1977) below Butte County, regional, and Statewide averages, but outpaced the County and the region since the passage of Proposition 13 in 1978.

- The City of Oroville consistently trailed property assessment growth rates in the City of Redding over time, which is likely the result of a faster pace of urbanization in Redding; factors include larger annexations, the function of Redding as a regional center for commercial activity, and potentially the effect of Redding's proximity to busy Interstate 5 and Shasta and Whiskeytown Lakes.

REFERENCES

PRINTED REFERENCES

California Department of Finance. 1984. Population estimates for California counties and cities: April 1970 through January 1, 1980. Report 84 E-4. Sacramento, CA.

California Department of Finance. 1990. Population estimates for California counties and cities: January 1, 1981 through January 1, 1990. Report 90 E-4. Sacramento, CA.

California Department of Finance. 2000. City/county population and housing estimates, April 1, 1990 – January 1, 1999. Report E-5. Sacramento, CA.

California Department of Finance. 2002a. Historical census populations of California state, counties, cities, places and towns, 1850 – 2000. Sacramento, CA.

California Department of Finance, 2002b. Population projections for Butte and other counties in Northern California. Sacramento, CA

California State Controller. 1962-2000. Annual report of financial transactions concerning cities, fiscal years 1960-61 to 1998-99. Sacramento, CA.

California State Controller. 1962-2000. Annual report of financial transactions concerning counties, fiscal years 1960-61 to 1998-99. Sacramento, CA.

California State Controller. 2001. Transient lodging tax, tax rate and effective date for the fiscal year ending June 30, 1999 (including the City and County of San Francisco). Sacramento, CA.

California Statistical Abstract, 2001. California Department of Finance.

Leontief, Wassily W. 1986. Input-output economics. New York: Oxford University Press.

Richardson, Harry Ward. 1972. Input-Output and Regional Economics, by Harry W. Richardson. London, Weidenfield and Nicholson

U.S. Census City County Data Book, 2002. U.S. Bureau of the Census, Administrative and Customer Services Division, Statistical Compendium Branch.

U.S. Census, State and Metropolitan Area Data Book, 2000. U.S. Bureau of the Census, Administrative and Customer Services Division, Statistical Compendium Branch.

U.S. Census, ZIP Code Business Patterns, 2000. U.S. Bureau of the Census, Administrative and Customer Services Division, Statistical Compendium Branch.

PERSONAL COMMUNICATIONS

Rischbieter, Doug. California Department of Water Resources, Division of Environmental Services, Sacramento, CA. December 3, 2002 – telephone conversation.

APPENDIX A

AGRICULTURE IN BUTTE COUNTY

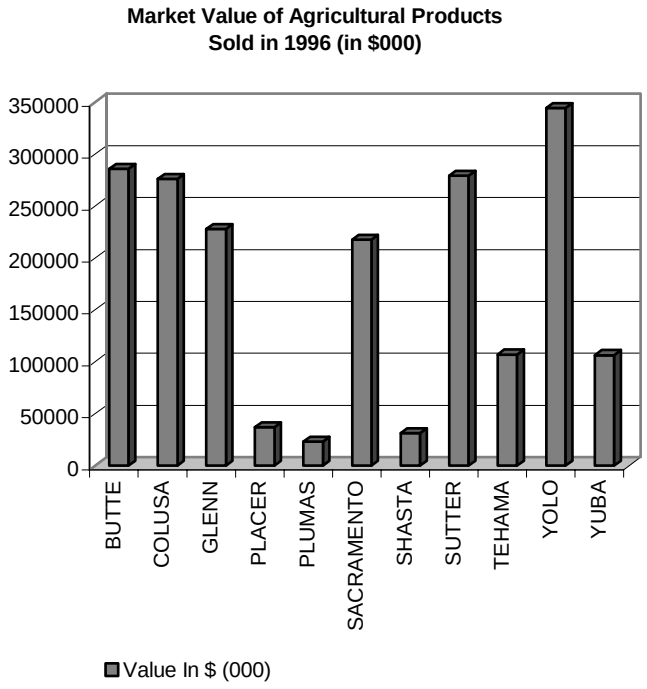
APPENDIX A

Agriculture in Butte County

Historically, agriculture has been a dominant force in the economy of the Sacramento Valley. The Sacramento and San Joaquin Valley counties lead the nation in agricultural production. Counties (or portions of counties) that are generally recognized to comprise the Sacramento Valley include Butte, Colusa, Glenn, Placer, Sacramento, Shasta, Sutter, Tehama, Yolo, and Yuba. Plumas County, which is on the eastern border of Butte County, also is included for comparison purposes in the graphs presented in this section.

California is the leading state in the nation in agricultural production, valued at $23 billion annually. The four leading counties in the nation in agricultural production (Fresno, Kern, Tulare, and Monterey) are also located in California. Butte County ranks 73rd in the country with total production in 1997 of $286 million (US Census of Agriculture 1997), and Yolo ranks 49th ($344 million), and Sutter 76th ($279 million). Butte County is one of the leading areas in agricultural production in the Sacramento Valley, though production in Yolo County is somewhat higher with total sales in 1996 of $345 million (Figure A-1).

Figure A-1

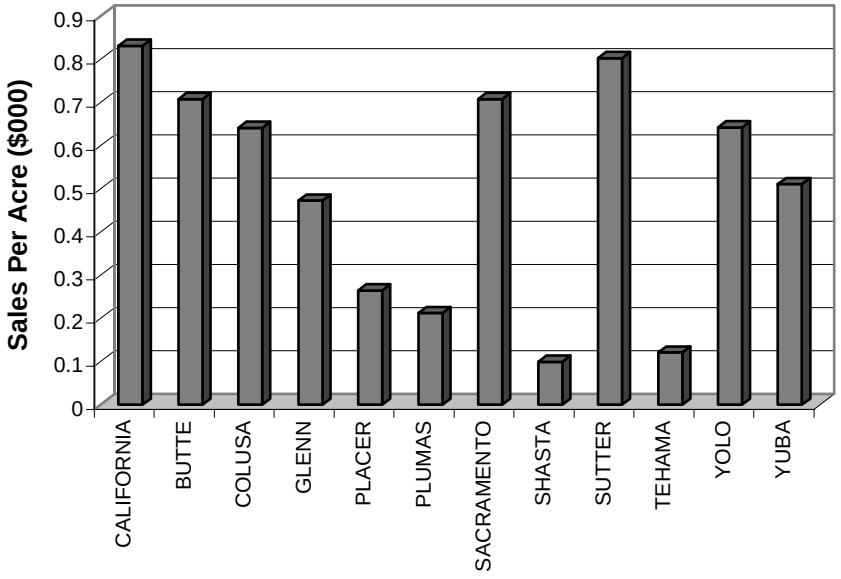


Source: U.S. Census of Agriculture, 1997.

Agriculture in Butte County is very productive in terms of average value of production per acre of farmland (Figure A-2). Of the ten Sacramento Valley counties and Plumas County, only Sutter County has a higher per acre value of agricultural production. The Sacramento Valley generally falls behind the statewide average on this measure because it lacks some of the traditionally very high value crops such as wine grapes and vegetables. Still, Butte County has a number of high value crops that are grown more extensively in other areas, such as kiwis, nuts and soft fruits.

Figure A-2

Average Value of Agricutural Production per Acre of Farmland (1996)

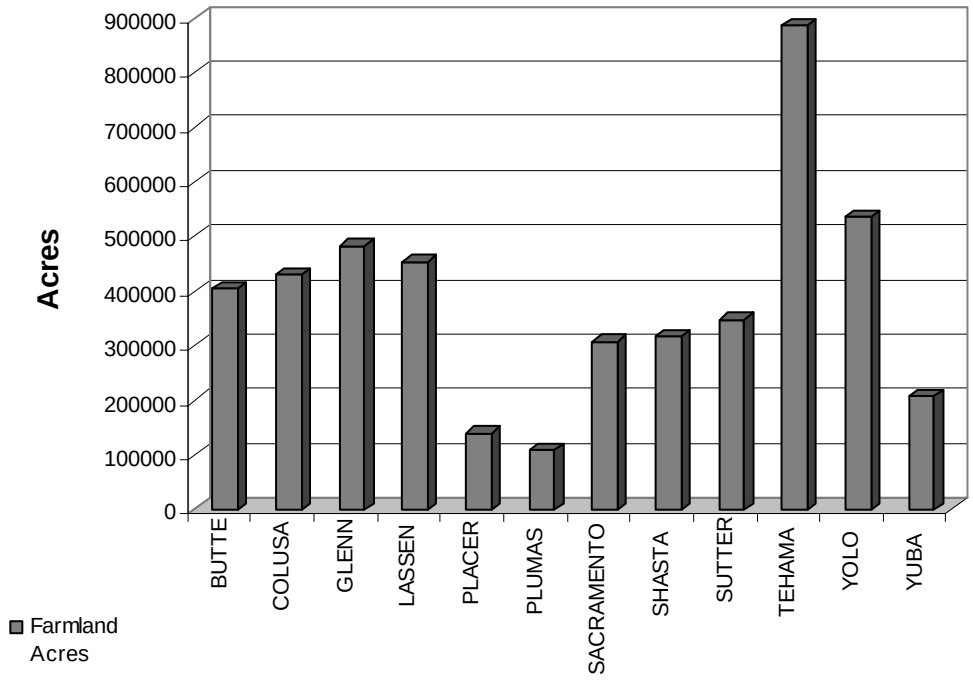


Source: U.S. Census of Agriculture, 1997.

Butte County is not particularly large in land area and not surprisingly does not rank high in the Sacramento Valley in total acres of land in farms (Figure A-3). Significant portions of the county are not suitable for irrigated cropland, either because of the lava cap, lack of availability of irrigation water, or mountainous terrain in the Sierra Nevada foothills.

Figure A-3

Sacramento Valley Land in Farms (1996)

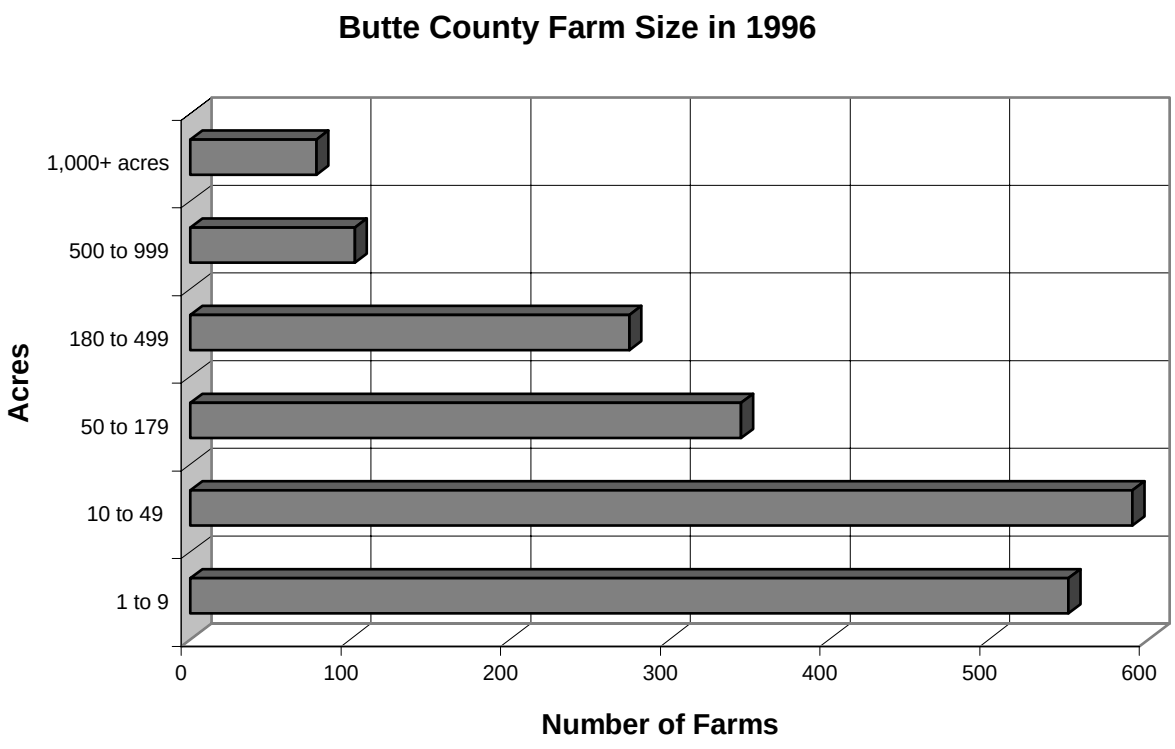


Source: U.S. Census of Agriculture, 1997.

Historically, agriculture and food processing has played a key role in the economy of Butte County, as described in Section 4.2.1.1 (Historical Economic Development) of the report. Nationally, agriculture has been a no-growth industry, particularly in terms of agricultural employment and earnings. Several factors have led to this trend, including low or declining commodity prices that, in real terms, are a major factor limiting agricultural growth. California, has escaped some of this impact, due to the diversity of its agricultural output and the option that individual growers have of producing a wide variety of crops. In Butte County individual farmers have experimented with new crops such as kiwis in an attempt to find products that have a higher rate of return.

Total agricultural employment also have declined due to increased farm size, improved machinery, and related mechanization of agriculture. A growing trend towards corporate and/or absentee ownership has resulted in proprietorial and other agricultural property income (land lease income) leaving the county. Even with this trend, Butte County is still characterized by small farms, with a median farm size of 30 acres (U.S. Census of Agriculture, 1997). Many of these smaller farms may be "hobby farms", where farming is not the principal source of household income. In defining farms, the U.S. Census of Agriculture recognizes any farming operation that fills out an Internal Revenue Service Schedule F (Profit or Loss from Farming). A few larger farms, probably rice farms, skew the mean farm size of 208 acres. Note in Figure A-4 that Butte County has a large number of farms less than 50 acres.

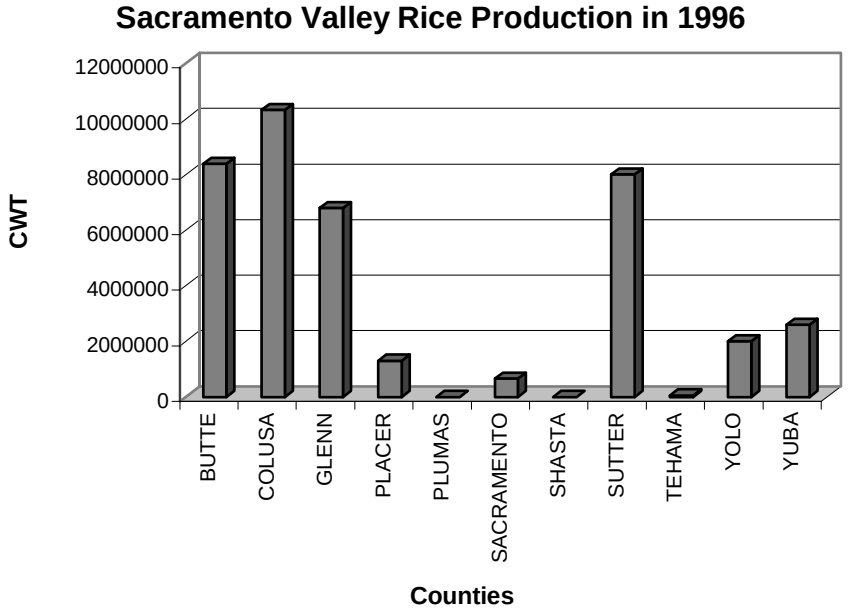
Figure A-4



Source: U.S. Census of Agriculture, 1997.

Butte County is one of the top 10 counties in the nation in tons of rice production (in tonnage (U.S. Census of Agriculture, 1997). In the Sacramento Valley region, only Colusa County productions exceed Butte County (Figure A-5).

Figure A-5



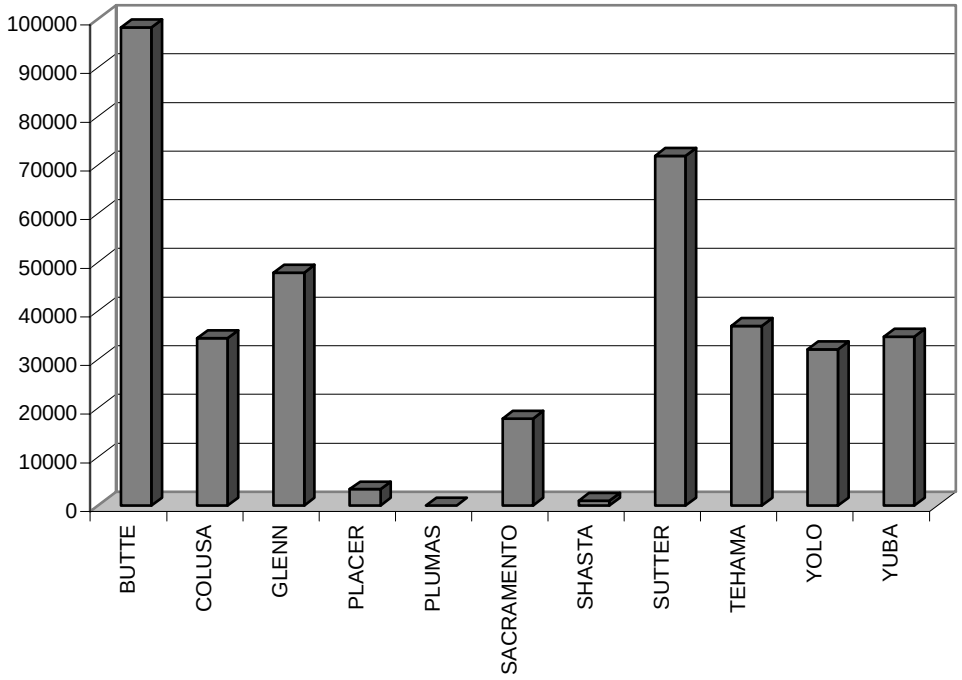
Source: U.S. Census of Agriculture, 1997.

Butte County leads the Sacramento Valley in production of many orchard crops (Figure A-6). It has a large amount of land (98,205 acres) in orchards (US Census of Agriculture 1997). Nut production, particularly almonds, is important in the County. The County produces a variety of fruit including oranges, apples, kiwis, plums, prunes and peaches. Butte County is the leading producer of kiwis in the nation. Mandarin oranges also are produced in the County, which are grown mainly in the southern part of the County. Olives are also an

important crop, particularly in the Oroville area. The County is not known for its vineyards, but grape production is getting a foothold in the Paradise and Magalia area.

Figure A-6

Sacramento Valley Lands in Orchards in 1996, by County

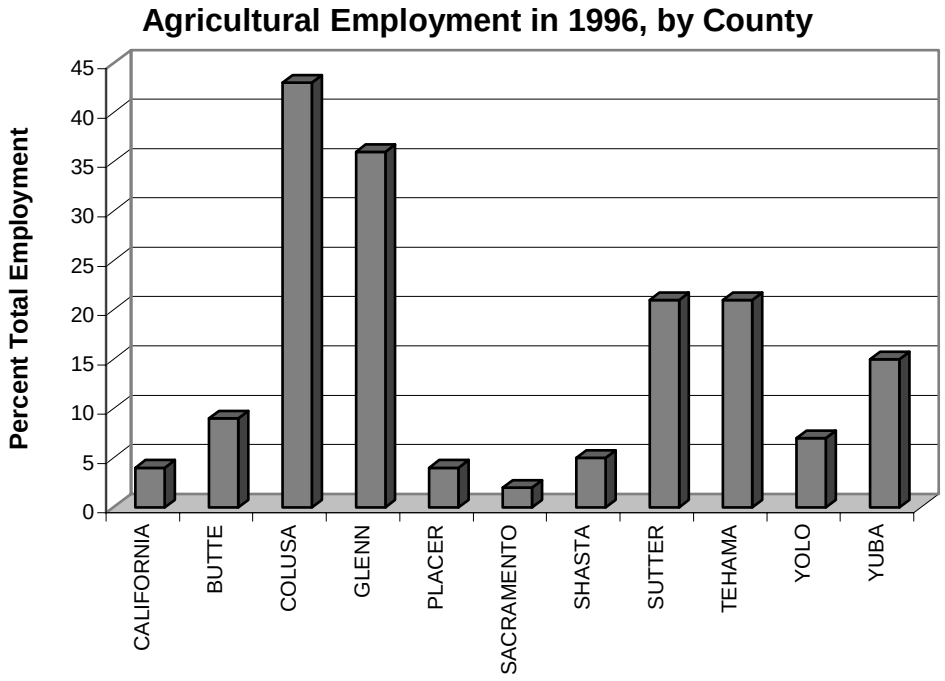


Source: U.S. Census of Agriculture, 1997.

Butte County orchards produce a variety of fruits and nuts with more than with more than $100 million in production value in tree nuts, $50 million in fruits, and a little more than over $50 million in a variety of miscellaneous crops. Butte County also is a significant producer of more than $6 million in value of nursery, greenhouse, and bare root-stock, with a little over $6 million in production.

The proportion of the workforce in farming and agricultural services varies widely among Sacramento Valley counties but, in all but two counties, exceeds the state average (Figure A-7). Agriculture is very strongly linked to other sectors in the Sacramento Valley. Compared to most other states where it is necessary to import almost all of the goods and services required for agricultural operations, California agriculture is more vertically integrated, so more of the needs of agriculture are supplied from within the State. Consequently, many jobs in sectors outside agriculture depend indirectly on the fortunes of agriculture in the Valley.

Figure A-7



Source: U.S. Census of Agriculture, 1997.

In the Sacramento Valley region about 12 percent of jobs are agriculture related (California Department of Finance 1997). With 9 percent of its employment being agriculture-

dependent, Butte County is less dependent on agriculture than many counties in the Sacramento Valley. The exceptions are the counties in and around the Sacramento area. Shasta County has a strong diversified economy and is considerably less agriculturally-dependent than Butte County. In general, agriculture is characterized by relatively low wage rates and seasonal employment.

APPENDIX B

State Agency Expenditures on

Recreation-Related Oroville Facilities

APPENDIX B

State Agency Expenditures on Recreation-Related Oroville Facilities

This appendix includes data on annual expenditures by the California Department of Water Resources (DWR), California State Parks and Recreation Department (DPR), California Department of Boating and Waterways (DBW), and California Department of Fish and Game (DFG) for construction, operations, and maintenance of recreation-related Oroville Facilities. These data were compiled in 2001 for background purposes only; additional data are being collected on the total expenditures for DWR operations at the Oroville Facilities and other information on the number of personnel and place of residence of personnel working for these and other agencies to incorporate into the community economic impact models.

Table B-1. Actual and Approximate Department of Water Resources (DWR) Expenditures for Development and Operation of Oroville Complex Recreation Area

Funding Period	Operation*	Capital	Total Expenditures	Adjusted to 2000 Dollars**
Actual Expenditures				
1971 – 1972	$54,000		$54,000	$240,183
1972 – 1973	$37,000		$37,000	$159,300
1973 – 1974	$41,000		$41,000	$166,669
1974 – 1975	$47,000		$47,000	$173,324
1975 – 1976	$39,000		$39,000	$130,347
1976 – 1977	$13,000		$13,000	$40,870
1977 – 1978	$37,000		$37,000	$108,699
1978 – 1979	$40,000	$55,000	$95,000	$257,857
1979 – 1980	$81,000		$81,000	$198,580
1980 – 1981	$45,000	$1,069,000	$1,114,000	$236,3194
1981 – 1982	$88,000		$88,000	$168,297
1982 – 1983	$73,000		$73,000	$131,144
1983 – 1984	$64,000		$64,000	$113,116
1984 – 1985	$38,000		$38,000	$63,992
1985 – 1986	$85,000		$85,000	$136,813
1986 – 1987	$109,000		$109,000	$170,117
1987 – 1988	$56,000		$56,000	$83,951
1988 – 1989	$66,000		$66,000	$94,641
1989 – 1990	$77,000		$77,000	$105,153
1990 – 1991	$77,000		$77,000	$99,700
1991 – 1992	$107,000		$107,000	$133,027
1992 – 1993	$131,000		$131,000	$157,271
1993 – 1995***	$1,742,673		$1,742,673	$2,038,950
1995 – 1996	$1,389,815	$1,030,213	$2,420,028	$2,746,888
1996 – 1997	$1,331,806	$1,247,735	$2,579,541	$2,870,170
1997 – 1998	$763,595	$178,639	$942,234	$1,026,183
1998 – 1999	$1,056,716	$1,328,619	$2,385,335	$2,547,077
1999 – 2000	$1,142,527	$20,990	$1,163,517	$1,207,019
SUBTOTAL	**$8,832,132**	**$4,930,196**	**$13,762,328**	**$17,732,532**
Estimated Expenditures				
2000 – 2001	$757,232	$4,548,232	$5,305,464	$5,305,464
2001 – 2002	$226,500	$51,000	$277,500	$277,500
SUBTOTAL	**$983,732**	**$4,599,232**	**$5,582,964**	**$5,582,964**
TOTAL	**$9,815,864**	**$9,529,428**	**$19,345,292**	**$23,315,495**
ANNUAL AVE. (1971-72 to 2001-02	**$327,195**	**$317,648**	**$644,843**	**$777,183**

Source: DWR 1993 Recreation Plan and Dave Ferguson, DWR 2000.

** Operations expenditures include wage and salary expenditure and may include non-Oroville employees working on Oroville programs but who live outside Butte County.*

***Expenditures adjusted for year 2000 (based on CPI-California).*

**** For unknown reasons, data for these two years are combined.*

Table B-2. Estimated labor, operating expense, and maintenance costs of Department of Parks and Recreation operations at LOSRA

Fiscal Year	Estimated LOSRA Labor Costs[1]	Estimated LOSRA Operations and Maintenance Costs[2]	Total Estimated LOSRA Costs	Adjusted to 2000 Dollars***
96/97	$1,193,389	$ 391,052	**$1,584,441**	**$1,762,955**
97/98	$1,319,914	$ 792,023	**$2,111,937**	**$2,300,103**
98/99[3]	$1,368,467	$1,614,912	**$2,983,379**	**$3,185,672**
99/00	$1,684,122	$1,446,208	**$3,130,330**	**$3,247,369**
			TOTAL	**TOTAL**
			$9,810,087	**$10,496,099**

Source: Kim Preston, DPR 2001.
**** Expenditures adjusted to year 2000 dollars (based on CPI-California)*

[1] *Includes staff assigned to LOSRA, plus pro-rated estimated costs for District-based expenses (salaries for the District Superintendent, Chief Ranger, Maintenance Chief, administrative staff and other district-wide positions whose workloads are associated with the LOSRA operation a portion of the time).*

[2] *Includes LOSRA-specific costs for operating expense and maintenance projects, plus a pro-rata share of District-wide bulk purchases (tires, gasoline, lumber, and other such expenses) and the pro-rated share of occupancy in the District office.*

[3] *The recent marked increase in OE & Maintenance costs is due to one-time funding of facility deferred-maintenance projects, which had been accumulating for many years. Once these maintenance projects are completed, after approximately 3 years, the expenditures will likely resume at their normal/historical rate (unless the California Legislature makes additional special appropriations).*

Table B-3. Summary of Department of Parks and Recreation Expenditures and Revenues Associated with LOSRA, Fiscal Years 71/72 through 89/90

Fiscal Year	Expenditures[1]	Adjusted to 2000 Dollars***	Revenues[2]	Adjusted to 2000 Dollars***	Revenue/ Expenditures
1971/72	$283,482	$1,260,881	$ 99,190	$ 441,180	47%
1972/73	$444,528	$1,913,879	$ 94,539	$ 407,029	21%
1973/74	$623,340	$2,533,949	$102,449	$ 416,467	22%
1974/75	$761,208	$2,807,155	$116,227	$ 428,617	18%
1975/76	$856,491	$2,862,612	$129,554	$ 433,002	18%
1976/77	$956,974	$3,008,616	$113,921	$ 358,154	14%
1977/78	N/A	N/A	$ 97,466	$ 286,278	N/A
1978/79	N/A	N/A	$153,258	$ 415,986	N/A
1979/80	N/A	N/A	$179,635	$ 440,395	N/A
1980/81	N/A	N/A	$267,141	$ 566,702	N/A
1981/82	N/A	N/A	$297,554	$ 569,063	N/A
1982/83	N/A	N/A	$314,945	$ 565,800	N/A
1983/84	N/A	N/A	$393,052	$ 694,696	N/A
1984/85	N/A	N/A	$399,272	$ 672,377	N/A
1985/86	N/A	N/A	$361,709	$ 582,198	N/A
1986/85	N/A	N/A	$475,649	$ 742,352	N/A
1987/88	N/A	N/A	$600,413	$ 900,104	N/A
1988/89	$2,149,574	$3,082,408	$551,203	$ 790,404	26%
1989/90	$2,340,090	$3,195,685	$625,641	$ 854,390	27%
	Total	Total	Total	Total	
	$8,415,687	$20,665,185	$5,372,818	$10,565,194	

N/A =Data not available. Similarly, data are not available between 1990 and 1996 because DPR reorganized in 1991 and changed accounting procedures.

Source: Compiled by Douglas Rischbieter (DWR) from archived information and other information provided by Kim Preston, Northern Buttes District, California Department of Parks and Recreation.

**** Expenditures adjusted for year 2000 (based on CPI-California).*

---

[1] *Pre-1993 operating costs include the actual costs of operating the park units and district offices of the State Park System. The costs include all salary, wages, staff benefits, operating expenses, equipment purchase, and pro-rated costs of all regional headquarters offices and the Office of Field Services at department headquarters. Minor maintenance costs are included, but capital outlay acquisition, development costs, and Training Center operating costs are excluded. NOTE: Because of accounting and budget-process revisions, these cost data are not available from the period F.Y. 77/78 through F.Y. 87/88.*

[2] *Revenue includes three classes of income: Fees – All income derived from user charges for day use, camping, boat launching, admission to museums and historic structures, and charges for special tours; Concession/Property Use – All fees collected from concession agreements, leases, property rentals, special events, photo permits, and grazing leases; and Miscellaneous – Revenue collected that does not fall within a defined category, and other revenue derived from the sale of equipment and recyclable items such as aluminum, steel, wastepaper, etc.*

Table B-4. Department of Boating and Waterways Funding for Projects within the LOSRA

Funding Period	Project	Funding	Adjusted to 2000 dollars**
Bidwell Canyon			
1981 – 1982	Drainage and Parking	$25,641	$49,037
1988 – 1989	Concrete Boat Ramp Extension	$37,279	$53,456
1989 – 1990	Concrete Ramp Overlay	$156,833	$214,175
1990 – 1991	Boat Ramp Extension	$159,714	$206,800
1991 – 1992	Stage III Ramp	$181,956	$226,215
1995 – 1996	Concrete Ramp Overlay	$187,153	$212,430
Lime Saddle			
1989 – 1990	Boat Ramp Extension	$112,085	$153,066
1989 – 1990	Boat Ramp Extension	$111,710	$152,553
1992 – 1993	Boat Ramp Extension	$184,691	$221,730
1995 – 1996	Boating Facilities Renovation	$1,535,000	$1,742,324
1998 – 1999	Fuel Containment	$46,000	$49,119
Loafer Creek			
1986 – 1987	Boat Boarding Float and Anchor	$15,925	$24,854
1998 – 1999	Parking Lot Lights	$114,000	$121,729
Monument Hill/Larkin Road			
1998 – 1999	Parking Lot	$157,000	$167,645
1998 – 1999	Access Road and Improvements (Monument Hill and Larkin Road)	$118,510	$126,545
Spillway			
1989 – 1990	Boat Boarding Floats	$41,848	$57,148
1996 – 1997	Concrete Block Restroom and Utilities	$128,981	$176,139
1998 – 1999	Preliminary Plans	$95,100	$101,548
1999 – 2000	Working Drawings	$132,000	$136,935
2000 – 2001	Boating Facilities Renovation*	$2,354,000	$2,354,000
Thermalito/Wilbur Road			
1994 – 1995	Restroom and Utilities	$15,907	$18,353
1997 – 1998	Marine Flagpole (North Forebay)	$7,000	$7,623
1998 – 1999	Restroom and Utilities (North Forebay)	$197,425	$210,811
1998 – 1999	Boarding Float (Wilbur Road)	$48,516	$51,805
1999 – 2000	Access and Parking Improvements (Afterbay and Wilbur Road)	----	----
1999 – 2000	Renovate Parking (North Forebay)	$184,000	$190,879
General (Various)			
1975 – 1976	Boat-In Facilities	$46,429	$155,177
1982 – 1983	Floating Restroom and Trailer	$48,300	$86,771
1983 – 1984	Two Floating Restrooms	$75,000	$132,330
1994 – 1995	Boat Ramp Improvements	$163,697	$188,548
1995 – 1996	3 Floating Restrooms	$140,068	$158,986
	TOTAL (Completed Projects)	**$4,467,768**	**$5,394,731**
	TOTAL (Completed and Budgeted Projects)	**$6,821,768**	**$7,748,731**

* *This project was budgeted but not completed until 2002.*
*** Expenditures adjusted for year 2000 (based on CPI-California).*
Source: James DiGiorgio, DBW 2000.

Table B-5. Department of Fish and Game Expenditures Related to Oroville Wildlife Area and Recreation Activities within LOSRA

Funding Period	Project	DWR Funding	DFG Funding*	Total	Adjusted to 2000 dollars**
1989 – 1993	Construction of Habitat Structures		$75,000	$75,000	$94,112
1993 – 1999	Sport Fish Study	$510,000	$450,000	$960,000	$1,216,489
1998 – 2001	Sacramento Contamination Study	$500,000		$500,000	$517,530***
1999 – 2000	Analysis of Largemouth Bass		$14,500	$14,500	$15,042
2000 – 2002	Evaluate Benefits of Recreational Fishery	$6,000	$6,000	$12,000	$18,000
2000 – 2005	Ongoing Monitoring		$75,000	$75,000	$75,000
Ongoing	Wildlife Area Operation and Maintenance	$20,000	$325,000	$345,000	$345,000
Ongoing	Carcass Surveys		$12,000	$12,000	$12,000
Ongoing	Law Enforcement		$350,000	$350,000	$350,000
Ongoing	Fish Disease Monitoring		$60,000	$60,000	$60,000
TOTAL ONE-TIME (1989-2005)		**$1,016,000**	**$620,500**	**$1,635,500**	**$1,926,173**
TOTAL ONGOING (Year 2000)		**$20,000**	**$747,000**	**$767,000**	**$767,000**

DWR = Department of Water Resources
DFG = Department of Fish and Game

Source: Mike Meinz, DFG 2000.
** Expenditures include wage and salary expenditures*
***Expenditures adjusted to year 2000 dollars (based on CPI-California).*
****$500,000 adjusted for year 2000 (based on CPI-California) (one third for 1998 and one third for 1999 adjusted); year 2001 calculated at one third of $500,000.*

APPENDIX C

Supporting Data Tables

Table C-1. Historical and Projected Population by County, 1960-2040

County	1960	1980	2000	2010	2020	2030	2040	Average Annual Change 1960-2000	Average Annual Change 2000-2040
Butte	82,030	143,851	207,158	258,630	307,296	363,050	419,865	3.8%	2.5%
Colusa	12,075	12,791	20,973	31,110	41,398	53,802	67,975	1.8%	5.5%
Glenn	17,245	21,233	29,298	39,055	49,113	60,942	74,926	1.8%	3.8%
Placer	56,998	117,247	243,646	325,648	391,245	456,644	522,214	8.2%	2.8%
Plumas	11,620	17,365	20,852	22,261	23,077	23,728	24,569	2.0%	0.4%
Sacramento	502,778	783,381	1,212,527	1,436,286	1,651,765	1,884,210	2,122,769	3.5%	1.8%
Shasta	59,468	115,715	185,888	212,947	240,975	267,749	294,289	5.3%	1.4%
Sutter	33,380	52,336	82,040	100,437	116,408	133,794	152,304	3.6%	2.1%
Tehama	25,305	38,876	56,666	70,567	83,996	98,234	114,090	3.1%	2.5%
Yolo	65,727	113,374	164,010	194,977	235,321	260,080	298,350	3.7%	2.0%
Yuba	33,859	49,671	63,983	73,935	84,610	96,563	109,834	2.2%	1.8%
California	15,717,204	23,801,000	34,653,000	39,957,000	45,448,000	51,868,000	58,731,000	3.0%	1.7%

Sources: Historical data - California State Department of Finance, Demographic Research Unit, Historical Census. Populations of California State, Counties, Cities, Places, and Towns, 1850-2000.
Population projections – California State Department of Finance. Demographic Research Unit, Population Projections for Counties.

Table C-2. Historical and Projected Population for Incorporated Areas in Butte County, 1960 – 2025

Cities	1960	1980	2000	2025
Biggs	831	1,413	1,793	2,088
Chico	14,757	26,603	59,954	108,039
Gridley	3,343	3,982	5,382	8,668
Oroville	6,115	8,693	13,004	20,943
Paradise	N/A	22,571	26,408	36,181

Note: Paradise was incorporated in 1979.
Sources: Historical data - California State Department of Finance, Demographic Research Unit, Historical Census. Populations of California State, Counties, Cities, Places, and Towns, 1850-2000.
Population projections - Butte County Association of Governments.

C-3. Total Jobs and Exports in Butte County in 2000, by Industrial Sector

Sector	Jobs	Exports
Agriculture and Agricultural Services	8,183	$306.2
Construction	5,978	$49.4
Manufacturing	6,126	$624.1
Transportation, Communication, and Utilities	3,146	$132.1
Trade	20,640	$231.0
Services	39,605	$498.8
Government	14,103	$512.8
TOTAL	**97,778**	**$2,354.4**

Notes: Jobs include part-time and full-time jobs. Exports are in millions of dollars.
Source: IMPLAN database for 2000.

Table C-4. Jobs and Exports in the Economic Impact Modeling Areas in 2000

	Biggs-Gridley		Chico		Oroville		Paradise	
Sector	**Jobs**	**Exports**	**Jobs**	**Exports**	**Jobs**	**Exports**	**Jobs**	**Exports**
Agriculture and Agricultural Services	2,609	$159.8	3,208	$152.5	1,954	$106.8	412	$68.8
Construction	115	$0.4	3,725	$21.9	1,204	$14.4	934	$17.5
Manufacturing	118	$10.7	3,960	$556.7	1,811	$212.4	237	$15.7
Transportation, Communication, and Utilities	170	$8.3	2,429	$44.6	474	$3.2	73	$2.7
Trade	731	$9.9	15,192	$198.9	2,490	$20.4	2,227	$40.4
Services	850	$14.5	26,699	$398.4	7,011	$108.8	5,045	$95.1
Government	167	$5.6	7,435	$239.0	3,893	$228.0	2,608	$61.1
TOTAL	**4,759**	**$209.1**	**62,647**	**$1,612.0**	**18,836**	**$694.1**	**11,536**	**$301.3**

Notes: Jobs include part-time and full-time positions. Exports are in millions of dollars.
Source: Developed by EMSI using data from the U.S. Bureau of the Census, Zip Code Business Patterns.

Table C-5. Sources of Income in Economic Impact Modeling Areas in 2000

Sources of Income	Chico	Paradise	Oroville	Biggs-Gridley
Earnings by Place of Work	$1,415,456	$275,500	$429,428	$83,192
Property Income	$130,596	$87,736	$47,859	$11,275
Government Transfer Payments	$244,246	$238,529	$205,812	$45,958
Outcommuter Income	-$22,100	$123,919	$145,995	$61,768
TOTAL	**$1,768,198**	**$725,684**	**$829,094**	**$202,193**

Note: Values are in thousands of dollars.
Source: U.S. Bureau of the Census 2000, Social and Economic Characteristics of the Population.

Table C-6. Consumer Price Index and Population Factors Used to Derive Real Per Capita Sales Tax and Lodging Tax Revenues

Consumer Price Index - All Urban Consumers: U.S. City Average (1982-84=100 base period) 1960-1979										
1960	**1961**	**1962**	**1963**	**1964**	**1965**	**1966**	**1967**	**1968**	**1969**	
29.6	29.9	30.2	30.6	31.0	31.5	32.4	33.4	34.8	36.7	
1970	**1971**	**1972**	**1973**	**1974**	**1975**	**1976**	**1977**	**1978**	**1979**	
38.8	40.5	41.8	44.4	49.3	53.8	56.9	60.6	65.2	72.6	
Consumer Price Index - All Urban Consumers: U.S. City Average (1982-84=100 base period) 1979-1998										
1980	**1981**	**1982**	**1983**	**1984**	**1985**	**1986**	**1987**	**1988**	**1989**	**1990**
82.4	90.9	96.5	99.6	103.9	107.6	109.6	113.6	118.3	124.0	130.7
1991	**1992**	**1993**	**1994**	**1995**	**1996**	**1997**	**1998**	**1999**	**2000**	
136.2	140.3	144.5	148.2	152.4	156.9	160.5	163.0	166.6	172.2	
Population: 1961-1979										
Jurisdiction	**1961**	**1962**	**1963**	**1964**	**1965**	**1966**	**1967**	**1968**	**1969**	**1970**
Biggs	860	890	920	940	970	1,000	1,030	1,060	1,090	1,110
Chico	15,240	15,720	16,200	16,690	17,170	17,650	18,130	18,610	19,100	19,580
Gridley	3,860	3,380	3,400	3,420	3,440	3,460	3,480	3,500	3,510	3,530
Oroville	6,260	6,400	6,540	6,680	6,830	6,970	7,110	7,250	7,390	7,540
Paradise	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Redding	13,160	13,550	13,940	14,330	14,720	15,100	15,490	15,880	16,270	16,660
Butte County	58,310	59,630	60,950	62,270	63,590	64,920	66,240	67,560	68,880	70,200
	1971	**1972**	**1973**	**1974**	**1975**	**1976**	**1977**	**1978**	**1979**	
Biggs	1,140	1,180	1,220	1,250	1,230	1,420	1,450	1,480	1,470	
Chico	20,000	20,750	21,450	22,400	23,350	23,800	24,900	26,000	26,550	
Gridley	3,520	3,540	3,550	3,530	3,640	3,660	3,670	3,710	4,010	
Oroville	7,500	7,520	7,550	7,525	7,475	7,600	7,725	7,920	8,400	
Paradise	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Redding	16,650	16,650	16,750	17,500	17,400	17,700	38,500	39,250	40,250	
Butte County	72,100	75,300	78,400	81,200	83,700	86,400	89,800	93,300	96,100	
Population: 1980-1999										
Jurisdiction	**1980**	**1981**	**1982**	**1983**	**1984**	**1985**	**1986**	**1987**	**1988**	**1989**
Biggs	1,410	1,390	1,390	1,420	1,440	1,460	1,460	1,470	1,480	1,500
Chico	26,720	27,750	28,550	28,900	30,050	31,600	33,100	34,500	35,750	37,550
Gridley	3,980	4,000	4,110	4,160	4,300	4,380	4,340	4,370	4,410	4,430
Oroville	8,680	9,200	9,550	10,150	10,300	10,500	10,600	10,850	11,300	11,650
Paradise	22,570	22,500	22,850	23,150	23,300	23,300	23,650	23,850	24,350	24,750
Redding	41,990	42,450	44,300	45,850	47,700	49,300	51,500	53,800	56,800	60,500
Butte County	80,486	81,900	84,300	86,000	87,200	88,400	89,900	91,100	93,500	95,300
	1990	**1991**	**1992**	**1993**	**1994**	**1995**	**1996**	**1997**	**1998**	**1999**
Biggs	1,580	1,630	1,630	1,620	1,610	1,640	1,640	1,670	1,670	1,750
Chico	39,970	40,720	42,850	44,180	44,830	46,250	47,040	49,720	52,120	54,090
Gridley	4,630	4,640	4,670	4,650	4,700	4,760	4,760	4,830	4,850	5,030
Oroville	11,880	12,080	12,010	12,040	12,120	12,180	12,380	12,420	12,450	12,660
Paradise	25,400	25,510	25,540	25,610	25,820	25,780	25,870	25,860	26,030	26,240
Redding	66,460	69,270	71,590	73,910	75,080	75,770	76,570	77,250	78,080	78,670
Butte County	98,650	100,340	101,080	102,170	103,400	104,040	104,620	103,010	101,980	102,160

N/A = not available. The Town of Paradise did not incorporate until 1979.

Sources: U.S. Bureau of Labor Statistics, 2003; California Department of Finance, 1984, 1990, 2000, 2002.

Table C-7. Nominal Sales Tax Revenue for Fiscal Years 1960-61 through 1998-99

Nominal Sales Tax Revenue Fiscal Years 1960-61 - 1978-79										
Jurisdiction	**1960-61**	**1961-62**	**1962-63**	**1963-64**	**1964-65**	**1965-66**	**1966-67**	**1967-68**	**1968-69**	**1969-70**
Biggs	$4,482	$5,452	$5,613	$5,266	$5,249	$5,863	$5,898	$5,975	$6,596	$5,529
Chico	$351,918	$397,900	$420,444	$443,860	$432,509	$503,307	$536,190	$543,120	$532,253	$543,737
Gridley	$69,606	$72,635	$79,150	$85,695	$88,856	$97,877	$104,883	$114,288	$115,980	$111,009
Oroville	$183,471	$203,099	$217,346	$238,772	$258,905	$262,603	$288,092	$270,633	$243,347	$240,938
Paradise	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Redding	$429,089	$472,363	$543,880	$761,226	$876,982	$978,359	$950,190	$1,030,418	$1,015,821	$1,100,810
Butte County	$514,535	$588,748	$690,482	$760,373	$784,594	$835,629	$847,502	$880,031	$871,904	$1,026,696
	1970-71	**1971-72**	**1972-73**	**1973-74**	**1974-75**	**1975-76**	**1976-77**	**1977-78**	**1978-79**	
Biggs	$4,541	$5,023	$5,635	$5,980	$7,377	$20,944	$25,794	$25,655	$12,675	
Chico	$638,123	$743,867	$839,088	$1,085,273	$1,059,206	$1,347,167	$1,895,039	$2,012,027	$2,103,142	
Gridley	$107,846	$132,146	$158,800	$199,360	$214,247	$281,286	$307,280	$312,096	$323,393	
Oroville	$266,640	$334,751	$376,818	$436,923	$495,812	$646,878	$684,699	$1,094,066	$1,343,721	
Paradise	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Redding	$1,062,936	$1,304,491	$1,563,195	$1,811,569	$2,110,836	$2,573,413	$3,175,674	$4,366,756	$5,239,575	
Butte County	$938,342	$1,144,635	$1,350,430	$2,306,373	$2,521,743	$2,925,749	$3,369,983	$3,245,306	$2,994,278	

Nominal Sales Tax Revenue Fiscal Years 1979-80 - 1998-99										
Jurisdiction	**1979-80**	**1980-81**	**1981-82**	**1982-83**	**1983-84**	**1984-85**	**1985-86**	**1986-87**	**1987-88**	**1988-89**
Biggs	$16,997	$54,054	$16,376	$17,436	$12,857	$14,039	$12,944	$11,213	$10,683	$12,673
Chico	$2,285,566	$3,221,839	$2,367,460	$2,938,451	$3,353,713	$3,594,230	$3,767,270	$3,941,436	$4,346,201	$5,739,931
Gridley	$376,111	$553,018	$479,662	$418,509	$414,434	$401,321	$436,948	$444,998	$452,739	$502,517
Oroville	$1,478,061	$1,326,269	$1,293,039	$1,308,662	$1,661,183	$1,856,174	$1,945,021	$2,069,923	$2,296,153	$2,345,213
Paradise	$192,670	$727,000	$776,475	$763,577	$841,378	$869,707	$885,178	$882,285	$953,069	$936,308
Redding	$5,288,198	$6,119,101	$5,103,794	$5,167,520	$6,120,620	$6,754,129	$7,310,635	$7,855,712	$8,705,766	$9,219,006
Butte County	$5,257,319	$4,383,812	$4,341,103	$3,006,470	$3,687,814	$2,906,141	$3,017,644	$3,208,911	$3,110,913	$2,713,376
	1989-90	**1990-91**	**1991-92**	**1992-93**	**1993-94**	**1994-95**	**1995-96**	**1996-97**	**1997-98**	
Biggs	$16,061	$22,535	$16,231	$23,781	$20,824	$19,905	$21,558	$27,907	$27,766	
Chico	$6,656,977	$7,189,534	$7,323,550	$7,109,807	$7,766,908	$8,118,796	$8,477,301	$9,110,060	$9,251,491	
Gridley	$514,478	$473,490	$522,153	$571,173	$597,341	$570,960	$608,414	$683,748	$655,515	
Oroville	$2,512,433	$2,316,897	$2,332,511	$2,341,535	$2,248,401	$2,129,944	$2,199,803	$2,302,122	$2,177,765	
Paradise	$1,001,996	$1,123,786	$1,139,760	$1,113,498	$1,203,673	$1,126,102	$1,120,265	$1,253,040	$1,277,237	
Redding	$10,366,585	$11,412,541	$11,112,284	$11,024,966	$11,665,187	$11,869,480	$12,234,423	$12,774,395	$12,861,213	
Butte County	$3,032,100	$3,189,193	$3,025,252	$2,902,467	$3,021,309	$3,302,232	$3,268,913	$3,157,448	$3,371,059	

N/A = not available. The Town of Paradise did not incorporate until the 1979-80 fiscal year.
Source: State Controller 1962-2000.

Table C-8. Per Capita Sales Tax Revenue in 2000 Dollars for Fiscal Years 1960-61 through 1998-99

Real Per Capita Sales Tax Revenue Fiscal Years 1960-61 - 1978-79										
Jurisdiction	**1960-61**	**1961-62**	**1962-63**	**1963-64**	**1964-65**	**1965-66**	**1966-67**	**1967-68**	**1968-69**	**1969-70**
Biggs	$30	$35	$35	$32	$30	$32	$30	$29	$30	$23
Chico	$134	$146	$148	$150	$140	$156	$157	$150	$138	$130
Gridley	$105	$124	$133	$141	$143	$155	$160	$168	$164	$148
Oroville	$171	$183	$189	$201	$211	$206	$215	$192	$163	$150
Paradise	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Redding	$190	$201	$222	$299	$331	$354	$326	$335	$309	$310
Butte County	$51	$57	$65	$69	$69	$70	$68	$67	$63	$69
	1970-71	**1971-72**	**1972-73**	**1973-74**	**1974-75**	**1975-76**	**1976-77**	**1977-78**	**1978-79**	
Biggs	$18	$18	$19	$19	$21	$47	$54	$49	$23	
Chico	$142	$152	$161	$188	$158	$181	$230	$220	$209	
Gridley	$136	$159	$184	$219	$206	$246	$253	$239	$213	
Oroville	$158	$189	$206	$225	$232	$272	$268	$393	$422	
Paradise	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Redding	$283	$333	$384	$401	$424	$465	$250	$316	$344	
Butte County	$58	$65	$71	$110	$105	$108	$114	$99	$82	

Real Per Capita Sales Tax Revenue Fiscal Years 1979-80 - 1998-99										
Jurisdiction	**1979-80**	**1980-81**	**1981-82**	**1982-83**	**1983-84**	**1984-85**	**1985-86**	**1986-87**	**1987-88**	**1988-89**
Biggs	$29	$81	$22	$22	$15	$16	$14	$12	$11	$12
Chico	$203	$243	$157	$181	$193	$189	$182	$179	$184	$223
Gridley	$224	$289	$221	$180	$167	$152	$161	$160	$156	$165
Oroville	$404	$301	$256	$230	$279	$293	$294	$300	$308	$293
Paradise	$20	$68	$64	$59	$62	$62	$60	$58	$59	$55
Redding	$299	$301	$218	$201	$222	$227	$227	$229	$232	$222
Butte County	$155	$112	$98	$62	$73	$54	$54	$55	$50	$41
	1989-90	**1990-91**	**1991-92**	**1992-93**	**1993-94**	**1994-95**	**1995-96**	**1996-97**	**1997-98**	**1998-99**
Biggs	$14	$18	$13	$18	$15	$14	$15	$18	$18	$11
Chico	$231	$233	$216	$198	$206	$204	$204	$201	$190	$199
Gridley	$154	$134	$141	$151	$151	$139	$144	$155	$145	$142
Oroville	$294	$253	$246	$239	$221	$203	$201	$203	$188	$197
Paradise	$55	$58	$56	$53	$56	$51	$49	$53	$53	$50
Redding	$217	$217	$196	$183	$185	$182	$181	$181	$177	$178
Butte County	$43	$42	$38	$35	$35	$37	$35	$34	$35	$34

N/A = not available. The Town of Paradise did not incorporate until the 1979-80 fiscal year.
Source: Derived based on data in Tables C-6 and C-7.

Table C-9. Nominal Lodging Tax Revenue for Fiscal Years 1969-70 through 1998-99

Nominal Lodging Tax Revenue Fiscal Years 1969-70 - 1978-79										
Jurisdiction	**1960-61**	**1961-62**	**1962-63**	**1963-64**	**1964-65**	**1965-66**	**1966-67**	**1967-68**	**1968-69**	**1969-70**
Biggs	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Chico	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	$26,180
Gridley	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Oroville	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	$11,594
Paradise	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Redding	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	$131,113
Butte County	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	$31,395
	1970-71	**1971-72**	**1972-73**	**1973-74**	**1974-75**	**1975-76**	**1976-77**	**1977-78**	**1978-79**	
Biggs	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Chico	$28,513	$30,079	$31,756	$40,833	$50,208	$64,481	$72,306	$98,812	$106,979	
Gridley	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Oroville	$13,407	$11,273	$12,712	$16,691	$18,003	$17,995	$17,280	$24,451	$18,694	
Paradise	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Redding	$148,628	$165,084	$184,933	$191,375	$221,805	$263,534	$373,350	$452,391	$500,248	
Butte County	$34,487	$35,599	$35,848	$35,242	$37,501	$42,898	$44,985	$41,254	$45,627	
	Nominal Lodging Tax Revenue Fiscal Years 1979-80 - 1998-99									
Jurisdiction	**1979-80**	**1980-81**	**1981-82**	**1982-83**	**1983-84**	**1984-85**	**1985-86**	**1986-87**	**1987-88**	**1988-89**
Biggs	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Chico	$130,559	$140,957	$161,067	$176,246	$191,993	$220,148	$242,323	$292,860	$313,425	$578,432
Gridley	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Oroville	$25,596	$33,527	$53,824	$37,738	$55,661	$59,488	$67,277	$67,736	$74,057	$84,399
Paradise	$5,290	$22,350	$26,472	$23,977	$32,474	$34,711	$37,768	$39,915	$41,833	$46,257
Redding	$527,735	$574,918	$643,575	$809,067	$993,221	$997,751	$1,041,741	$1,100,830	$1,320,126	$1,494,367
Butte County	$45,647	$43,793	$41,938	$42,433	$41,652	$40,513	$39,204	$37,850	$35,998	$46,102
	1990-91	**1991-92**	**1992-93**	**1993-94**	**1994-95**	**1995-96**	**1996-97**	**1997-98**	**1998-99**	
Biggs	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Chico	$590,143	$614,230	$444,383	$724,796	$817,332	$842,519	$886,345	$951,018	$1,046,933	
Gridley	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	$3,946	
Oroville	$92,013	$107,343	$105,259	$156,807	$163,393	$239,533	$230,632	$211,317	$232,091	
Paradise	$57,541	$50,657	$49,644	$63,010	$47,342	$50,619	$52,066	$53,135	$53,481	
Redding	$1,992,909	$2,291,033	$2,208,485	$2,160,959	$2,190,383	$2,110,680	$2,236,309	$2,193,106	$2,413,809	
Butte County	$29,047	$20,717	$24,244	$35,739	$43,718	$50,872	$55,586	$58,624	$45,878	

N/A = not available. The Town of Paradise did not incorporate until the 1979-80 fiscal year.
Source: Derived based on data in Tables C-6 and C-7.

Table C-10. Per Capita Lodging Tax Revenue in 2000 Dollars for Fiscal Years 1969-70 through 1998-99

Jurisdiction	1960-61	1961-62	1962-63	1963-64	1964-65	1965-66	1966-67	1967-68	1968-69	1969-70
Biggs	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Chico	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	$6
Gridley	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Oroville	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	$7
Paradise	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Redding	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	$37
Butte County	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	$2
	1970-71	**1971-72**	**1972-73**	**1973-74**	**1974-75**	**1975-76**	**1976-77**	**1977-78**	**1978-79**	
Biggs	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Chico	$6	$6	$6	$7	$8	$9	$9	$11	$11	
Gridley	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Oroville	$8	$6	$7	$9	$8	$8	$7	$9	$6	
Paradise	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Redding	$40	$42	$45	$42	$45	$48	$29	$33	$33	
Butte County	$2	$2	$2	$2	$2	$2	$2	$1	$1	
Jurisdiction	1979-80	1980-81	1981-82	1982-83	1983-84	1984-85	1985-86	1986-87	1987-88	1988-89
Biggs	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Chico	$12	$11	$11	$11	$11	$12	$12	$13	$13	$22
Gridley	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Oroville	$7	$8	$11	$7	$9	$9	$10	$10	$10	$11
Paradise	$1	$2	$2	$2	$2	$2	$3	$3	$3	$3
Redding	$30	$28	$28	$31	$36	$34	$32	$32	$35	$36
Butte County	$1	$1	$1	$1	$1	$1	$1	$1	$1	$1
	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95	1995-96	1996-97	1997-98	1998-99
Biggs	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Chico	$22	$19	$18	$12	$19	$21	$20	$20	$20	$20
Gridley	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	$1
Oroville	$10	$10	$11	$11	$15	$16	$22	$20	$18	$19
Paradise	$3	$3	$3	$2	$3	$2	$2	$2	$2	$2
Redding	$33	$38	$40	$37	$34	$34	$31	$32	$30	$32
Butte County	$1	$0	$0	$0	$0	$0	$1	$1	$1	$0

N/A = not available. The Town of Paradise did not incorporate until the 1979-80 fiscal year. Gridley did not levy a lodging tax until the 1998-99 fiscal year. Biggs does not levy a lodging tax.
Source: Derived based on data in Tables C-6 and C-9.

Table C-11. Assessed Land and Improvement Values in Sacramento Valley Counties, Oroville and Redding, FY 1960/61 through FY 2000/01

REPORT (YEAR)	BUTTE	TEHAMA	GLENN	COLUSA	SUTTER	YUBA	SIERRA	PLUMAS	SHASTA
1960-61	$405,056	$142,664	$163,196	$138,448	$295,388	$171,560	$17,252	$57,892	$275,372
1961-62	$431,172	$178,176	$166,100	$146,024	$319,404	$187,452	$18,772	$64,052	$304,072
1962-63	$470,668	$167,604	$171,004	$152,192	$350,656	$199,112	$18,028	$67,832	$318,720
1963-64	$522,692	$187,820	$174,348	$157,036	$382,464	$208,928	$18,588	$69,356	$364,108
1964-65	$582,916	$199,856	$151,936	$178,164	$404,872	$213,924	$19,004	$76,232	$396,252
1965-66	$631,304	$207,252	$184,008	$197,732	$426,840	$226,068	$19,636	$86,772	$424,920
1966-67	$722,132	$234,932	$203,540	$216,360	$459,088	$239,656	$25,224	$93,048	$487,884
1967-68	$750,672	$249,024	$217,124	$226,620	$491,276	$255,664	$27,192	$109,388	$507,892
1968-69	$789,300	$276,164	$240,316	$241,424	$510,712	$260,344	$32,000	$129,064	$589,160
1969-70	$858,476	$309,360	$254,696	$246,848	$519,708	$258,992	$37,120	$144,360	$619,228
1970-71	$923,328	$323,712	$267,400	$248,864	$534,236	$261,880	$41,636	$184,620	$687,876
1971-72	$1,002,440	$348,456	$285,296	$263,612	$546,004	$268,736	$47,072	$223,384	$736,628
1972-73	$1,110,312	$387,308	$287,072	$275,792	$574,416	$302,032	$61,952	$282,532	$860,708
1973-74	$1,215,324	$425,096	$314,868	$294,664	$620,380	$331,948	$71,624	$310,420	$957,968
1974-75	$1,356,392	$438,676	$364,120	$323,672	$681,596	$361,468	$67,188	$304,824	$1,029,356
1975-76	$1,552,664	$505,624	$409,168	$348,404	$810,200	$407,048	$90,236	$367,252	$1,274,660
1976-77	$1,795,244	$503,724	$450,208	$420,660	$975,832	$433,264	$63,392	$320,948	$1,326,648
1977-78	$2,103,068	$548,652	$613,756	$481,368	$1,058,104	$508,164	$83,564	$376,928	$1,564,808
1978-79	$2,360,232	$678,052	$588,160	$524,216	$1,203,052	$591,648	$95,136	$438,388	$1,885,528
1979-80	$2,778,252	$829,104	$648,212	$587,928	$1,355,704	$689,472	$113,060	$532,768	$2,235,556
1980-81	$3,154,915	$915,476	$725,518	$682,584	$1,492,465	$792,342	$123,329	$603,469	$2,561,981
1981-82	$3,483,370	$1,008,662	$812,518	$825,286	$1,699,599	$884,895	$140,419	$670,202	$2,870,551
1982-83	$3,724,566	$1,065,413	$838,579	$877,995	$1,770,830	$963,129	$151,587	$721,517	$3,060,882
1983-84	$3,998,776	$1,154,155	$867,891	$987,510	$1,933,363	$1,044,091	$163,396	$767,611	$3,269,034
1984-85	$4,289,352	$1,210,923	$944,738	$993,916	$1,954,548	$1,097,414	$174,290	$816,229	$3,537,786
1985-86	$4,537,850	$1,261,934	$880,908	$931,758	$1,976,534	$1,129,625	$181,244	$858,022	$3,744,245
1986-87	$4,832,709	$1,311,640	$863,810	$897,678	$1,996,475	$1,222,369	$193,349	$915,651	$4,009,105
1987-88	$5,138,474	$1,357,232	$887,541	$921,402	$2,126,532	$1,287,740	$216,404	$941,403	$4,314,144
1988-89	$5,538,449	$1,424,029	$911,342	$1,000,803	$2,271,918	$1,352,856	$237,463	$988,534	$4,724,445
1989-90	$6,035,477	$1,521,572	$942,214	$1,036,253	$2,547,433	$1,420,184	$255,280	$1,046,911	$5,247,095
1990-91	$6,593,143	$1,642,515	$961,927	$1,077,775	$2,883,888	$1,552,801	$254,033	$1,134,719	$5,796,356
1991-91	$7,081,529	$1,750,494	$1,030,482	$1,112,886	$3,067,582	$1,670,869	$266,514	$1,223,159	$6,272,175
1992-93	$7,539,114	$1,859,490	$1,063,326	$1,159,339	$3,215,759	$1,754,578	$275,289	$1,303,393	$6,587,515
1993-94	$7,893,312	$2,011,693	$1,123,398	$1,159,860	$3,431,581	$1,815,796	$286,120	$1,378,109	$6,787,156
1994-95	$8,147,249	$2,136,644	$1,140,845	$1,192,515	$3,520,784	$1,880,671	$291,897	$1,400,247	$7,041,286
1995-96	$8,542,376	$2,224,064	$1,161,962	$1,296,261	$3,621,533	$1,926,251	$298,737	$1,460,282	$7,226,548
1996-97	$8,850,928	$2,295,887	$1,216,863	$1,349,189	$3,740,912	$1,946,553	$307,212	$1,592,169	$7,380,875
1997-98	$9,162,360	$2,374,424	$1,265,829	$1,404,268	$3,850,533	$2,011,211	$325,749	$1,672,978	$7,633,368
1998-99	$9,534,552	$2,433,944	$1,308,231	$1,429,101	$4,005,238	$2,071,947	$333,668	$1,751,481	$7,865,493
1999-00	$9,849,517	$2,523,515	$1,346,841	$1,486,734	$4,116,898	$2,116,116	$334,757	$1,853,777	$8,223,464
2000-01	$10,331,803	$2,685,634	$1,394,037	$1,568,347	$4,542,525	$2,250,672	$344,660	$1,956,770	$8,676,068

Table C-11. (Continued)

REPORT (YEAR)	REGION	STATE	CITY-ORO	CITY-REDDING
1960-61	$1,261,772	$97,181,404	N/A	N/A
1961-62	$1,384,052	$103,492,028	N/A	N/A
1962-63	$1,445,148	$109,794,160	N/A	N/A
1963-64	$1,562,648	$118,079,784	N/A	N/A
1964-65	$1,640,240	$127,760,336	N/A	N/A
1965-66	$1,773,228	$138,014,044	N/A	N/A
1966-67	$1,959,732	$150,999,300	N/A	N/A
1967-68	$2,084,180	$159,351,308	N/A	N/A
1968-69	$2,279,184	$172,748,300	N/A	N/A
1969-70	$2,390,312	$185,456,492	$61,848	$161,184
1970-71	$2,550,224	$197,760,700	$63,604	$166,668
1971-72	$2,719,188	$212,370,572	$65,380	$177,876
1972-73	$3,031,812	$226,558,600	$68,736	$195,976
1973-74	$3,326,968	$249,980,920	$70,176	$222,644
1974-75	$3,570,900	$277,008,524	$81,560	$260,272
1975-76	$4,212,592	$314,834,712	$93,664	$310,004
1976-77	$4,494,676	$361,574,128	$102,832	$554,272
1977-78	$5,235,344	$381,815,304	$141,644	$662,900
1978-79	$6,004,180	$445,761,376	$171,576	$806,932
1979-80	$6,991,804	$526,513,600	$180,220	$891,860
1980-81	$7,897,164	$598,364,363	$213,906	$1,030,010
1981-82	$8,912,132	$667,793,867	$243,675	$1,153,106
1982-83	$9,449,932	$720,285,958	$254,806	$1,241,489
1983-84	$10,187,051	$792,825,405	$261,324	$1,392,938
1984-85	$10,729,844	$870,418,769	$290,762	$1,519,246
1985-86	$10,964,270	$949,575,606	$327,562	$1,659,295
1986-87	$11,410,077	$1,049,091,232	$334,229	$1,784,999
1987-88	$12,052,398	$1,151,587,953	$336,648	$1,940,313
1988-89	$12,911,390	$1,286,191,256	$350,791	$2,160,870
1989-90	$14,016,942	$1,438,947,344	$378,089	$2,560,930
1990-91	$15,304,014	$1,563,572,867	$410,316	$2,904,661
1991-91	$16,394,161	$1,653,911,936	$415,093	$3,173,382
1992-93	$17,218,689	$1,708,610,478	$439,745	$3,429,107
1993-94	$17,993,713	$1,734,856,760	$471,293	$3,595,031
1994-95	$18,604,889	$1,747,744,172	$473,261	$3,732,376
1995-96	$19,215,638	$1,769,989,684	$499,310	$3,725,538
1996-97	$19,829,660	$1,818,051,246	$503,656	$3,850,408
1997-98	$20,538,360	$1,903,656,883	$528,686	$3,976,358
1998-99	$21,199,103	$2,043,075,685	$545,884	$4,101,023
1999-00	$22,002,102	$2,215,018,222	$571,982	$4,286,793
2000-01	$23,418,713	$2,419,454,158	$606,940	$4,537,695

N/A = data not available.
Source: State Board of Equalization, Annual Reports on Assessed Property Values, 1960-61 through 2000-01.

Table C-12. Assessed Land Values in Sacramento Valley Counties, FY 1960/61 through FY 2000/01

REPORT YEAR	BUTTE	TEHAMA	GLENN	COLUSA	SUTTER	YUBA	SIERRA	PLUMAS	SHASTA
1960-61	$172,900	$69,236	$101,872	$93,412	$160,304	$77,268	$9,596	$18,384	$121,584
1961-62	$180,372	$85,016	$103,592	$98,764	$172,100	$85,012	$10,544	$19,236	$127,716
1962-63	$195,488	$84,064	$106,360	$102,548	$188,508	$89,160	$9,820	$22,320	$134,312
1963-64	$220,620	$97,052	$107,392	$105,404	$209,576	$94,676	$9,872	$24,996	$159,296
1964-65	$260,724	$103,276	$82,228	$124,212	$222,156	$96,652	$9,916	$28,216	$176,896
1965-66	$293,292	$105,232	$111,576	$140,660	$233,784	$101,448	$10,240	$38,432	$189,812
1966-67	$361,040	$123,316	$128,408	$155,656	$255,680	$109,496	$15,400	$41,912	$229,312
1967-68	$382,140	$132,912	$139,744	$161,472	$279,652	$119,480	$17,232	$56,428	$235,232
1968-69	$396,068	$155,828	$158,912	$173,796	$288,448	$122,384	$21,680	$73,868	$303,456
1969-70	$436,916	$181,660	$167,624	$173,064	$290,780	$117,328	$26,588	$83,712	$313,472
1970-71	$467,072	$186,764	$176,536	$174,288	$301,988	$120,020	$30,088	$116,492	$346,488
1971-72	$501,584	$205,592	$190,712	$186,116	$304,556	$124,996	$34,364	$149,056	$382,364
1972-73	$557,600	$233,464	$188,256	$197,488	$311,996	$138,768	$48,380	$196,332	$468,632
1973-74	$587,600	$254,128	$200,976	$212,252	$323,896	$148,372	$57,028	$215,348	$508,516
1974-75	$640,776	$238,428	$222,612	$228,716	$341,992	$155,136	$49,796	$187,880	$500,344
1975-76	$678,828	$271,180	$249,116	$236,348	$417,168	$178,936	$70,232	$232,228	$606,640
1976-77	$731,336	$228,572	$269,632	$293,076	$505,820	$183,216	$38,040	$157,980	$525,852
1977-78	$868,356	$235,396	$366,416	$338,028	$537,764	$214,352	$51,232	$176,872	$589,828
1978-79	$942,512	$298,012	$346,124	$364,636	$598,400	$245,588	$55,612	$196,904	$702,348
1979-80	$1,093,168	$365,476	$374,436	$410,064	$664,148	$282,112	$62,172	$229,952	$832,492
1980-81	$1,240,835	$391,262	$425,932	$478,117	$730,475	$314,030	$69,960	$255,861	$941,108
1981-82	$1,363,274	$411,290	$455,801	$566,497	$860,904	$347,679	$79,091	$280,442	$1,032,917
1982-83	$1,459,023	$441,951	$469,541	$583,182	$879,557	$379,010	$85,699	$303,659	$1,104,692
1983-84	$1,554,066	$485,838	$475,293	$669,960	$995,066	$407,996	$89,602	$321,260	$1,170,201
1984-85	$1,625,148	$499,884	$523,274	$672,752	$963,292	$424,683	$93,926	$337,615	$1,253,166
1985-86	$1,674,185	$495,486	$447,615	$604,595	$943,834	$435,067	$94,468	$351,597	$1,314,161
1986-87	$1,779,496	$509,560	$443,472	$559,591	$872,621	$463,789	$99,358	$366,621	$1,376,028
1987-88	$1,847,422	$510,473	$452,372	$572,146	$914,162	$478,269	$109,465	$375,007	$1,441,041
1988-89	$1,975,534	$530,284	$456,879	$581,903	$950,180	$509,101	$111,690	$391,713	$1,528,333
1989-90	$2,158,862	$564,144	$470,307	$588,434	$1,032,924	$539,906	$117,271	$410,223	$1,674,640
1990-91	$2,383,409	$622,446	$465,792	$602,257	$1,127,264	$602,373	$111,877	$437,945	$1,885,985
1991-91	$2,569,197	$645,899	$506,952	$616,004	$1,159,244	$651,653	$119,582	$471,847	$2,045,961
1992-93	$2,726,960	$678,464	$520,642	$635,189	$1,283,713	$676,439	$121,663	$500,468	$2,151,711
1993-94	$2,885,710	$710,203	$550,421	$640,404	$1,311,706	$703,388	$125,473	$524,705	$2,253,431
1994-95	$2,955,363	$727,613	$549,545	$643,560	$1,324,383	$724,284	$127,836	$547,263	$2,321,986
1995-96	$3,061,093	$748,725	$551,151	$663,232	$1,344,830	$727,815	$130,231	$564,233	$2,372,120
1996-97	$3,171,673	$772,949	$588,756	$685,621	$1,383,709	$739,771	$131,405	$587,165	$2,450,248
1997-98	$3,267,818	$791,846	$607,766	$709,587	$1,425,805	$747,426	$146,737	$616,394	$2,517,411
1998-99	$3,378,385	$810,154	$621,835	$696,736	$1,478,514	$765,186	$145,404	$644,544	$2,592,104
1999-00	$3,523,141	$832,692	$631,235	$704,533	$1,539,949	$791,801	$142,648	$691,372	$2,689,081
2000-01	$3,676,626	$902,753	$648,292	$739,494	$1,616,608	$823,255	$142,945	$747,840	$2,789,242

Table C-12 (Continued)

REPORT YEAR	REGION	STATE
1960-61	$651,656	$37,124,012
1961-62	$701,980	$39,714,924
1962-63	$737,092	$41,728,996
1963-64	$808,264	$45,713,564
1964-65	$843,552	$50,253,124
1965-66	$931,184	$56,210,936
1966-67	$1,059,180	$64,206,108
1967-68	$1,142,152	$69,264,904
1968-69	$1,298,372	$77,410,884
1969-70	$1,354,228	$83,794,816
1970-71	$1,452,664	$88,453,440
1971-72	$1,577,756	$93,994,196
1972-73	$1,783,316	$98,177,108
1973-74	$1,920,516	$107,415,156
1974-75	$1,924,904	$116,081,428
1975-76	$2,261,848	$128,930,120
1976-77	$2,202,188	$144,978,812
1977-78	$2,509,888	$148,549,620
1978-79	$2,807,624	$173,339,252
1979-80	$3,220,852	$208,793,948
1980-81	$3,606,745	$238,486,007
1981-82	$4,034,621	$263,446,810
1982-83	$4,247,291	$282,952,083
1983-84	$4,615,216	$312,655,342
1984-85	$4,768,592	$343,273,801
1985-86	$4,686,823	$368,079,648
1986-87	$4,691,040	$403,849,181
1987-88	$4,852,935	$444,010,512
1988-89	$5,060,083	$503,303,817
1989-90	$5,397,849	$575,779,250
1990-91	$5,855,939	$629,279,993
1991-91	$6,217,142	$668,764,411
1992-93	$6,568,289	$691,916,338
1993-94	$6,819,731	$700,713,418
1994-95	$6,966,470	$709,376,487
1995-96	$7,102,337	$716,942,740
1996-97	$7,339,624	$735,946,131
1997-98	$7,562,972	$768,580,427
1998-99	$7,754,477	$830,094,859
1999-00	$8,023,311	$904,036,296
2000-01	$8,410,429	$994,710,115

Source: State Board of Equalization, Annual Reports on Assessed Property Values, 1960-61 through 2000-01.